



**Property Address:**

**1035 12th Ave**

**1215 11th Str.**

**Havre MT**

**\$595,000**

**(List #601KP 7units)**



**Location, Location, Location**

**7 units (3plex and 4plex) great location next to baseball field and beautiful neighborhood. Havre is located in central Montana and the home of MSU Northern College, Northern Montana Hospital and much more. Each unit has 2 bedrooms and 1 bathroom upstairs and on the main floor is kitchen, dining room, living room and laundry room. Units have a paved parking lot, electric heat, with city services. These units have good rental history and would be a great investment opportunity.**

**Year Built: 3 plex (1981)**

**4 plex (1980)**

**Total Sq.Ft: each unit (513+/- Sq ft)**

**Lot Size: 3plex (99x 132)**

**4plex (85 x 156)**

**Taxes: 3plex (\$2981)**

**4plex (\$3,283)**

**Each Unit:**

- Main floor : Kitchen/ dining room  
Laundry / Livingroom
- Upstairs: 2 bedrooms  
1 bathroom
- Two access doors (front & rear)
- Porch
- Out door Storage (for each individual unit)
- Facility Storage-caretaker
- Common area
- Paved off street parking
- Underground sprinklers  
(commons area)
- All electric heat, hot water, and  
stove- tenant responsibility
- Great Location, beautiful  
neighborhood
- Buildings facing each other

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