



Year Built: 1961 (Remodeled)

Total Sq. Ft. 3456+/- Main: 1,152

Upper: 1,152 Basement: 1,152

Bedrooms: 6

Bathrooms: 2.5

Garage: 2 Stall Attached (624 sqft)

Heat /Cool: Forced Heat and AC

2025 Taxes: \$890.50

Condo Fees: \$412/month

Property Address

310 Willow Street C & D

St. Marie, MT 59231

\$59,900

List #433KJ

Missouri River Realty ~ 111 3rd Street South, Glasgow, MT 59230 ~ 406-228-2273

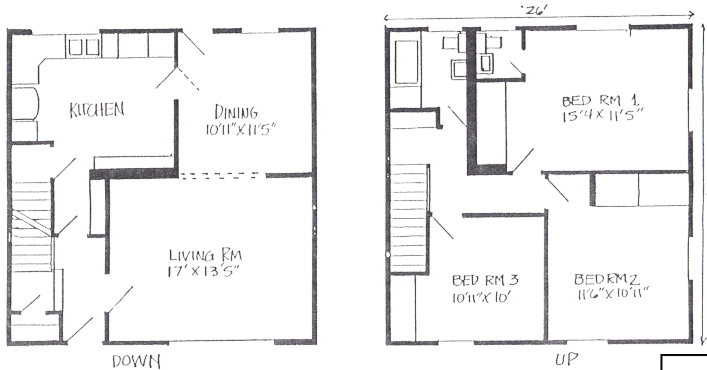
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Two side-by-side 3-bedroom, 1-bath condominium units at 310 Willow St, Units C and D, being offered together for a total price of **\$59,900**. Each two-story condo, built in 1961, offers approximately 2,304 sq ft of living space with a full 1,152 partially finished concrete basement, providing ample room for storage, hobbies, or future finishing. Indoor connecting doors

Both units include attached frame garages plus additional concrete improvements, giving you valuable covered parking and extra utility space for vehicles, toys, or a workshop. The property also features a fenced backyard with a greenhouse and raised garden beds, perfect for gardening and enjoying a private outdoor area. Unit C has mostly been used for storage, with laundry moved to the main floor of Unit C for added convenience. Unit C has beautiful wood floors practically ready for move-in. This setup offers excellent flexibility: you can combine the two units into **one larger home**, live in one and rent out the other, or use both as **income-producing rentals**—with garages and yard space that are attractive to tenants and owners alike



St. MARIE FLOOR PLAN #2



The information contained herein was obtained from the owner and the other sources deemed reliable but is not guaranteed. Prospective buyers are advised to examine the facts to their own satisfaction.