



222 E. MAIN STREET, Unit 1-D
On the Boardwalk at the Lone Elk Mall
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***PROPERTY INFORMATION for the MADISON VALLEY,
including ENNIS, MCALLISTER, CAMERON, NORRIS, PONY and HARRISON, MT***

Property Address: 716 Madison Avenue, Ennis MT 59729
Legal Address: B Morgan Minor Subdivision, S04, T06 S, R01 W, Lot 3-C-2, Acres 0.51, Town Plat 2/230 (originally Mirza/Norby)
Zoning: Zoned C-I, Commercial-Industrial District, allowing certain commercial/industrial businesses, as well as single and multi-family dwellings, with a Conditional Use Permit.
Acreage: .51 Acres, 24,419 SF, 130' x 170'
Property Category: Land with Mobile/Manufactured Home, not on a permanent foundation

Home Description: 2011 Friendship Manufactured Home, 16'x 70', 1,120 SF
3 bedrooms, 2 full baths
Front Porch, back porch and wood lean-to for storage and some parking
Heating: Propane FA furnace
Utilities: City water and sewer, fiber optic cable, telephone
Landscaping: Numerous, mature trees have been planted on the property.



Description: This newer manufactured home is not on a permanent foundation, but is well-skirted, has good crawl-space clearance and is in excellent condition. The property has plenty of room for additional structures, once approved by the Town of Ennis. Another manufactured home or cabins could be added to the property. The existing manufactured home could be placed on a permanent foundation, adding value and making the property acceptable to lenders for a home mortgage.

Location: Walking distance to Post Office, schools, and downtown Ennis

Price: \$400,000 cash; new financing **MLS #: 371789**

Taxes for 2021: \$488.96 for lot + \$443.06 for mfg. home = \$932.02 total

NOTE: All information contained herein is gathered from a variety of sources deemed reliable, however, is not guaranteed or verified by the seller, ERA Landmark Arrow, or any of its associates. We urge independent verification of each and every item submitted to the satisfaction of a prospective purchaser.