BOULEVARD APARTMENTS
312 5th Avenue South

PINE CREST APARTMENTS
614 West Pine Street

These are both Historic Brick buildings well located to the downtown area each having its own character.

LEWISTOWN, MONTANA was founded in 1874 as Fort Lewis for a US infantry base in the Blackfoot Indian nation. Settlement began in 1879 with the town considered founded in 1883 as gold had been discovered in the nearby Judith Mountains.

Lewistown, geographically centered in the State, today
is a thriving community of some 5,900 residents with its chief industries being agriculture, natural resources, recreation and tourist related.

BOULEVARD APARTMENTS
The building is 17,429 square feet on 4 levels. Housing 17 rental units plus an office and utility area on a 6,000 square foot lot. The building has hot water heat with a natural gas fired boiler. There is an adjacent 2 car garage strictly used for storage and a small grassed area for renter outside use. A new roof was installed in 2009. Of the rental units 14 are 1 bedroom, 1 bath; one 2 bedroom, 1 bath; one 2 bedroom, 2 bath and one 1 bedroom, two bath. All units are furnished with kitchen stove and refrigerators.

**Hallway**
BOULEVARD APARTMENTS (continued)

Updated Kitchen

Updated Living Room
BOULEVARD APARTMENTS  (continued)

Updated Kitchen & Living Room

Updated Kitchen
BOULEVARD APARTMENTS  (continued)

**Updated Bedroom**

![Updated Bedroom Image](image)

**Kitchen Before Updating**

![Kitchen Before Updating Image](image)
BOULEVARD APARTMENTS (continued)

Bedroom before updating

PRICE $400,000
Taxes 2012 $3998
PINE CREST APARTMENTS

[Images of Pine Crest Apartments]
PINE CREST APARTMENTS (continued)

The building is 6,912 square feet on 4 levels, being 10 rental units plus a utility area on a 9,000 square foot lot. The building has hot water heat with a natural gas fired boiler. Some off street parking is available at this property. Of the rental units 8 are 1 bedroom, 1 bath; one 2 bedroom, 1 bath and one 3 bedroom, 2 bath. All units are furnished with kitchen stove and refrigerator.

Typical Kitchen Sink & Counter
PINE CREST APARTMENTS (continued)

Typical Bathroom
PINE CREST APARTMENTS (continued)

Typical Living Room

PRICE $335,000
Taxes 2012 $2,789
Brokers Comments

Both apartment complexes hold a historically high occupancy rate. The Owner has been on a schedule of updating 2 apartments each year in each complex, striving to update when vacancies occur so in general it can be said that the units are in good condition. As well as the local rental public. There has been some spill over noted from the “Bakken” oil play. There is an on site manager living at the Boulevard Apartment who would like to continue with a new buyer plus an hourly paid maintenance man who has cared for these buildings that is desirous to also assist a new Owner.

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