

For Sale

Listed at: \$1,900,000

4.29.2026

MULTIFAMILY INCOME PROPERTY Sidney, Montana



Property Description

- (24) 2 br 1 bath Apts
- (1) 2 br 1.5 bath Townhouse
- (3) Apartment Buildings
- (1) Maintenance/Storage Bldg
- (1) Utility Shed
- Situated on (6) City Lots = 54,870 sq ft

Highlights

- Exceptional Location
- Well Cared for Property
- Fully Occupied
- No Pets
- Long Track Record - Strong Rental History



120 2nd Ave SW
Sidney, MT 59270
406.482.4480 Ofc
www.BeagleProperties.com

Eagle View 1



Eagle View 2



Meadow View



Maintenance/Storage



120 2nd Ave SW
Sidney, MT 59270
406.482.4480 Ofc
www.BeagleProperties.com

Photo Gallery



Property Details

- Underground Sprinklers
- Newer Roofs (3) Bldgs
- Hot Water Heat
- Newer Boiler (2) Bldgs - Older Boiler (1) Bldg
- Separate Electric Meters All Units
- Coin Op Laundry in all Bldgs
- Wall A/C Units in all units
- Range/Oven, Refrigerator, Dishwasher in all apts
- One unit utilized as work room for owner (Modified & Non-Income)
- One unit occupied by relative (Full Apt Amenities - Non-Income)



120 2nd Ave SW
Sidney, MT 59270
406.482.4480 Ofc
www.BeagleProperties.com

Income and Operating Expenses

Description	2022	2023	2024	2025
Income	180,225	176,375	185,807	204,359
Property Taxes	14,810	15,745	18,050	17,998
Insurance	13,200	13,548	14,451	18,138
MDU - Utilities	18,028	15,742	13,556	17,263
Water & Sewer	11,278	12,275	13,329	14,833
General Maintenance	13,542	17,590	15,500	22,287
<i>Total Operating Expenses</i>	<i>70,858</i>	<i>74,900</i>	<i>74,886</i>	<i>90,519</i>
Net Operating Profit	109,367	101,475	110,921	113,840



120 2nd Ave SW
Sidney, MT 59270
406.482.4480 Ofc
www.BeagleProperties.com

Legal Description:

Township 22 North Range 59 East Section 33 Lots 1,2,3,4 Block 4 and Lots 1 & 2 Block 5 Amended Plat Hansen Addition

Address:

209, 217 and 307 10th ST SE - Sidney, MT 59270

Narative:

The family that owns this property originally purchased the property in the mid 70's when the only building was Eagle View 1. In 1977 they expanded the complex with Eagle View 2 and Meadow View adding 17 units to the original 8. All buildings were built by Ness Construction of Sidney.

The property has always been managed by the owners with various involvement of the father and two sons.

Currently all units are occupied. There is one unit occupied by a family member that does not produce income and one unit used as a work room for the owners also non-income producing. One of the two bedroom units is subsidized at \$650 per month, the townhouse is \$1150 per month, and all other units are rented at either \$800 or \$850 per month. All tenants have security deposits and all tenants are under contracts of approx 1 year. Rent was increased by \$50 per month recently. Gross monthly income is currently \$18,950.

There will be an inventory of spare furniture, fixtures, and equipment that will be included with the property which will be itemized on a bill of sale at the time of an agreement.



120 2nd Ave SW
Sidney, MT 59270
406.482.4480 Ofc
www.BeagleProperties.com