



# EASTERN MONTANA MONTANA COMMERCIAL REAL ESTATE

VOLUME 27 NUMBER 2

APRIL 2025

EASTERN MONTANA EDITION  
WESTERN & CENTRAL EDITION ONLINE

VISIT US ONLINE:

[WWW.MONTANACOMMERCIALREALESTATE.COM](http://WWW.MONTANACOMMERCIALREALESTATE.COM)

OWNED & PRODUCED BY:

AGENCY 220 • 406-656-0608 • [WWW.AGENCY220.COM](http://WWW.AGENCY220.COM)

PRSRT STD  
US POSTAGE  
**PAID**  
BILLINGS, MT  
PERMIT NO. 768

## ROB VELTKAMP BROKERAGE 406-656-2201 • 406-855-9089

**FOR LEASE**  
**ROB VELTKAMP**  
BROKERAGE  
**656-2201**



### !!!WAREHOUSE FOR LEASE!!!

Approx. 6,300 SF very clean warehouse unit w/2 office & 2 baths & loft space up above for a break room & storage. Also has approx. 7,500 SF of secured fenced storage area behind the building. Will sell the property for \$900,000!

**!!!LEASES FOR \$5,500 PER MONTH!!!TRIPLE NET LEASE!!!**



### !!!RETAIL/MEDICAL!!! !!!LAST UNIT REMAINING!!!

Approx. 3,786 SF remaining in new retail medical development located at 1429 38th St W on Billings Northwest Corridor. Reserve our last retail unit now!!

**!!!\$24.00 BASE RENT PLUS CAM EXPENSES EST @ \$5.00 PER SF PER YEAR!!!**



### !!NEW!!!WAREHOUSE!!!UNITS!!

Brand New Warehouse Development on Billings Westend. Located at 1142-1146 S 29th St W. Have various sizes from 2,000, 3,250 & 6,500 SF. Heated units with office & bath. On all city services & in town location for fuel savings.

**!!!RESERVE YOUR OFFICE/WAREHOUSE UNIT NOW!!!NOW LEASING!!!**



### !!RETAIL-RESTAURANT DEVELOPMENT!! !!!NORTHWEST!!!CORRIDOR!!!

New Retail Development coming to Billings Northwest Corridor, located at 1720 Shiloh Road. \$24.00 PSF plus CAM Expenses. Landlord to finish Vanilla Shell and give a \$40 per SF. Build Out Allowance to do your tenant improvements.

**LAST UNIT LEFT IS 2,120 SF**



### !!!CASINO!!!RESTAURANT!!!BAR!!!

14,000 SF facility on approx 3.25 acres near I-90. Need NDA signed. \$3.6 Million includes Real Estate, FF&E Package, & All Beverage Liquor License w/gaming.

**CALL FOR MORE DETAILS FOR THIS MONEY MAKING HIDDEN GEM!**



### !!!RESTAURANT & BAR FOR SALE!!!

Restaurant/Bar is 6,500 SF & located at 2713 Montana Ave. Previously occupied by Wild Ginger for 9 years. Sale includes all beverage liquor license & complete furniture, fixture, & equipment package. Restaurant space leases for \$10,500 per month plus triple nets. Priced to sell at \$950,000 for complete package including liquor license & FF&E package.

**CALL FOR PERSONAL SHOWING**

- **NEW WAREHOUSE SPACE** Collishaw Shops Available for Spring 2025! Have 2,000, 3,250 & 6,500 SF heated units w/office & bath. 2,000 SF - \$2,667 per month. 3,250 SF - 4,063 per month. Includes base rent plus CAM expenses.
- **NEW SQUARE 106 DEVELOPMENT** at 1670 Shiloh Road. Retail, Restaurants, Office & Medical Available @ \$24.00 PSF base rent plus CAM expenses. Have one 2120 SF Medical space remaining. Generous build-out allowance.
- **PAD SITES & BUILD TO SUITS** in A locations. Call now for info!
- **COMMERCIAL INVESTMENT OR 1031 PROPERTIES FOR SALE** from \$575,000 to \$12 Million. Qualified buyers.

- Have 5,000-60,000 SF of **PROFESSIONAL OFFICE SPACE** available this Fall of 2024. \$16.50 per SF. Full Service. Reserve your space now!
- Approx **1.4 ACRES ZONED INDUSTRIAL** on Entryway Drive. **PRICE REDUCED TO SELL AT \$395,000.**
- Approx. **2,400 SF SHOP W/OFFICE AND BATH** at 5825 titan Avenue. **LEASES FOR \$2,100 PER MONTH PLUS UTILITIES.** Available for immediate occupancy.
- Approx. **.954 ACRES OF COMMERCIAL ZONED LAND** at 1316 East Lane. **PRICE TO SELL AT \$395,000**

[WWW.ROBVELTKAMPBROKERAGE.COM](http://WWW.ROBVELTKAMPBROKERAGE.COM)



### BEAR PAW VETERINARY CLINIC, CHINOOK, MT



is situated on 5.248 deeded ac adjacent to the Livestock Sales Yards, Barn & is just out of the city limits of Chinook, MT. There is ample parking & lots of room for expansion. The facility is serviced by city water & has a private, well maintained septic system. **\$595,000 – MLS#2500804739**

Attention animal lovers! An incredible opportunity has arisen for those passionate about animal health & well-being. This practice has historically been specializing in both lg, small animals & serves a lg area, primarily a 4-county region which includes Blaine, Hill, Phillips, & Valley Counties in Montana for the past 50 years. The modern facility

### LUCKY BULLET BAR AND CASINO, MALTA, MT



Looking to own a sports bar w/a great location, offering top quality entertainment, food, & drinks? We are pleased to present this 6,400 +/- sqft turn-key business exclusively for sale, located at 147 S 1st Ave E in Malta, MT. This main street business is commonly known as "The Lucky Bullet Sports Bar & Casino" & "The Lucky Bullet Hole." **\$650,000 – MLS#2500804772**

### WOLF POINT LIQUOR STORE, WOLF POINT, MT



week. Inventory is sold in store to cash and carry customers, as well as to 10 bars with whom accounts are arranged throughout the county. All equipment necessary for the operation of the business is also included in the asking price. **\$925,000 – MLS#2500804853**

Located in the heart of Wolf Point, Montana, the Wolf Point Liquor Store operates at 223 Main Street, in a 1875+/- square foot commercial building with a Main Street storefront and alley access. The building was originally constructed in 1949 with continual updates as needed. LED Lighting was installed throughout the building 5 years ago, and a Membrane roof with 25-year warranty was completed approximately 7 years ago. The Wolf Point Liquor Store is currently open and operating 6 days/

### 310 US HWY 2 E., WOLF POINT, MT



This 2,816 SQFT. office building has excellent visibility, and is move-in ready. The property can be conveniently accessed from both the north and south sides, with off street parking available on the west side of the 5,463+/- SQFT lot. The structure was entirely remodeled in 2015, complete with metal siding, electrical, plumbing, fiber optic cable, a full kitchen, lobby, bathroom and multiple office and storage rooms. A rubber roof was installed approximately 15 years ago and is in good condition. Property Taxes for the 2024 were \$2,188. **\$185,000 – MLS#2500805022**

### STOCKMAN BAR, MALTA, MT



w/a bandstand, dance space, bar, & restrooms, perfect for lg events like weddings & reunions. The business also holds a catering license for outdoor liquor & food service. W/a solid reputation & prime location, it's a ready-to-go investment opportunity. **\$385,000 – MLS#2500804932**

The Stockman Bar & Steakhouse, a turn-key business on a prime corner in downtown Malta, offers 4,156 sqft of modern space built in 2000. The well-designed interior features a spacious bar, dining area, pool tables, gaming space, & a fully equipped kitchen. Add'l amenities include meeting rooms, office space, storage, & restrooms. The standout feature is the "Terrace" area

### COMMERCIAL BUILDING, LEWISTOWN, MT



Located on the bustling Main Street of Lewistown in the heart of Central Montana is this fully rented commercial office building. Built in 1916 w/several remodels completed throughout the years, this building offers a total of 8,384 sqft of fully finished, rentable space. **\$535,000 – MLS#2500804871**

### STO-AWAY CABINS & LAUNDROMAT, HINSDALE, MT



season. The property includes four cabins on 4 lots (19,350 sqft total), w/room for potential RV sites. There's also a 24'x24' gar on a separate lot. The cabins are on city water & sewer (\$86/month) & feature winterization options. Cabins A & B are 12'x24' w/2 bds & a shared bth, while Cabins C & D are open floor plan units w/2 full bds & a bth. Cabin E is 14'x36' w/a bd, bth, & open kitchen/living area. The laundromat has heavy-duty washers & dryers, folding tables, & a TV, w/a gas water heater providing 6.5 gallons per minute. Utilities are low: electricity averages \$120/month, gas \$80/month, & water/sewer \$86/month. **\$325,000 – MLS#2500804948**

Cabin rentals w/laundromat in Hinsdale, MT, located on US HWY #2. Hinsdale is a small, friendly community w/amenities like a bank, post office, C-store, gas station, bar/cafe, & school, situated on the Milk River. The area is known for recreation, offering thousands of acres of public land for hunting & fishing. Rentals are available daily, weekly, or monthly, w/near-full occupancy during summer & high demand during hunting

### ROY GROCERY, ROY, MT



from two evaporative coolers. LED lights & new electrical/plumbing systems were installed in 2006. Included in the sale is a comprehensive list of equipment in good condition, such as freezers, coolers, & kitchen appliances, along w/\$50,000 worth of hardware inventory. The property consists of 2 city lots w/municipal water & sewer services & estimated monthly utility costs. Located on Main Street in Roy, MT, the grocery has served as a vital community hub. Roy, w/a population of about 100, offers outdoor activities & hosts the annual Roy Rodeo on Father's Day. The Negaards hope a new family will continue this legacy. **\$350,000 – MLS#2500804939**

Roy Grocery, operated by the Negaard family for 26 years, is now for sale after closing earlier this year. The building, remodeled since 1998 & updated as recently as 2012, spans over 4,000 sqft & is priced at approximately \$75/sqft. The exterior features durable red tin w/white trim, & 2 10 ft insulated gar doors for easy access. Heating is provided by 2 propane heaters (updated in 2022) & an electric backup, while summer cooling comes

### THE LITTLE MONTANA TRUCK STOP



ups, a licensed gaming machine, 12 RV hookups, a café with a lease opportunity, a studio apartment, and a comprehensive surveillance system, making it an ideal stop for those on the road. **\$250,000 – MLS#2500804935**

Nestled in the small town of Grass Range, Montana, the Little Montana Truck Stop is a vital crossroads for travelers in central Montana. Just 28 miles south of the town's main store, it provides essential services and amenities for those passing through the region. Grass Range is a popular stop for travelers, offering a variety of services that meet the needs of both locals and visitors. The Little Montana Truck Stop features a convenience store, a gas station, propane fill-

### 14 UNIT INCOME PRODUCING OFFICE CENTER 46 S. 1ST ST E. MALTA, MT



Looking for office space or a commercial income property in Malta, MT? Presenting a turn-key investment opportunity at 46 S 1st St E, the "Malta Business Center." This 8,969+/- sq ft property features a remodeled 14-unit business/office center on the main level and an additional 756+/- sq ft of basement storage. Located in the high-traffic Highway Commercial District, just one block from Highway 191 S and Highway 2, this property offers excellent visibility and easy access **\$600,000 – MLS#2500804789**

### HEATED SHOP, NHN RD, HARLEM, MT



New to the market is a cinder block heated shop, garage, or storage building in downtown Harlem, MT, featuring alley access. Built in 1966, this 24' x 32' building is constructed with durable cinder block walls, an insulated ceiling, and a steel roof, making it a solid choice for various uses. Shane Anderson 406-654-4200 **\$40,000 – MLS#2500804996**

### 15 S. 12TH ST. E. MALTA, MT



Looking for a large commercial space in Malta MT? Check out this 1,595+/- sqft. building (1978) with 24' x 32' steel shop (1980.) Updates in recent years include a new furnace (2021), water heater, carpet, interior paint, flooring, kitchen remodel, black chain link fence, and metal roof. The large kitchen has been updated to accommodate cooking for large groups. This one-level property is perfect for buyers looking for a comfortable and convenient space. The main floor consists of an owner's office/bonus room, a utility room with laundry hookups, a half bath, a front entry room, and a kitchen that opens into an oversized open room with a "tree house." High-speed internet is in place in the building. **\$185,000 – MLS#2500805022**

### 3-UNIT APARTMENT COMPLEX, MALTA, MT



Affordable Investment Property for Future Passive Income. Looking to enhance your investment portfolio? This 3-Plex in Malta, MT, offers an affordable opportunity. Fully rented w/a monthly income of \$1,175, it boasts low vacancy rates & long-term tenants. The paved south half of the lot provides off-street tenant parking & space for the owner's boat/RV storage. An 18'x36' shop w/a concrete floor is included, though it needs new utility meters for heat & electricity. Each unit has its own gas & electric meters, w/the owner covering the water bill (approx. \$158/month). **\$137,000 – MLS#2500804874**





Find Your Next  
Commercial  
Property

PUREWESTCOMMERCIAL.COM



9 BROADWAY AVE N  
RED LODGE

\$625,000 // MLS 346668

- Commercial unit in the heart of downtown Red Lodge
- Includes two parking spots and additional parking on Broadway
- Tenant occupied

**JULIE A. MAGNUS**  
406.672.1164  
**CAIDENCE TILLOTSON**  
406.426.8700



1105 BROADWAY AVE S  
RED LODGE

\$2,250,000 // MLS 348684

- Turnkey, upgraded, remodeled, and beautifully maintained motel
- Trip Advisor Certificate of Excellence: #1 in Red Lodge
- Outdoor patio with 2 showers for campers/ RVs

**NANCY CURTISS**  
406.696.2434



212 BROADWAY AVE S  
RED LODGE

\$459,888 // MLS 348817

- C-4 zoning; both commercial and residential opportunities
- Previously utilized as a storefront with a rental unit downstairs or as two separate living spaces.

**NANCY CURTISS**  
406.696.2434



224 N CENTER AVE  
HARDIN

\$1,300,000 // MLS 343989

- Multi-level commercial building
- 7 apartments on the upper floor
- 4 businesses on main floor including 4-Aces Bar & Lounge

**DAN KERN**  
406.696.4676



XX HIGHWAY 47  
HARDIN

\$550,000 // MLS 343698

- 10.21 acres of level ground at the intersection of I-90 and Highway 47 outlined in red
- Proximity to Love's Truck Stop and Town Pump
- Prime location with commercial growth

**DAN KERN**  
406.696.4676



315 N CENTER AVE  
HARDIN

\$325,000 // MLS 338583

- Indoor mall; approximately 10,500 square feet with about 1000 square feet mezzanine with office spaces
- Great investment with established revenue
- Has successfully attracted multiple businesses as tenants

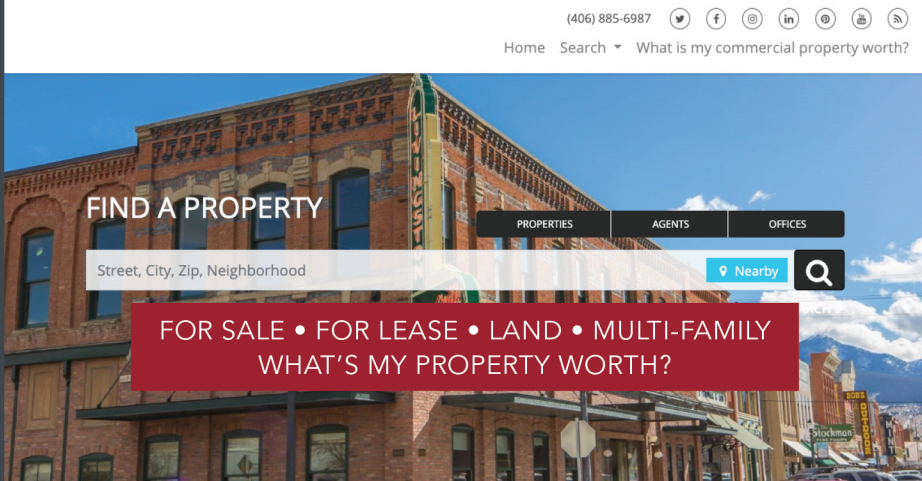
**DAN KERN**  
406.696.4676



290 FRONT STREET  
FORSYTH

- 50-unit, indoor motel on the I-94 corridor
- After 30 years the owner is willing to let a new owner continue the tradition of great service in a great rural community

**DAN KERN**  
406.696.4676



#1 BROKERAGE *in* MONTANA

**\$1.42B**  
IN 2023 SALES

**250+**  
REAL ESTATE  
AGENTS

**18**  
LOCATIONS IN  
MONTANA & IDAHO



## 420 N 25TH STREET – BILLINGS, MT



This space boasts 7 offices in the main building with a conference room and a reception desk. There are 3 locked storage bays and upper-level open storage in the warehouse. There is an additional office attached to the warehouse. The lot is completely fenced off with a locked front gate. There are 4 main parking spaces, with additional street parking. The space is currently occupied until 4/1/2025. The property also includes a cell tower lease with 17 years left under the current terms.  
**\$1,200,000 – MLS#350071**



**DAVID HARDY**

406-697-7297

David.hardyc21@gmail.com



BUSINESS-TO-BUSINESS DIRECTORY OF PRODUCTS AND SERVICE

## DOING BUSINESS



**JEFF ANDERSON**

**Commercial Project Manager / Billings**

TEL: 406.652.4666 CELL: 406.702.0626

EMAIL: janderson@pierce.biz

WEBSITE: [www.pierceflooring.com/commercial](http://www.pierceflooring.com/commercial)



**MONTANA COMMERCIAL  
REAL ESTATE**

**TO ADVERTISE YOUR LISTING CONTACT:**

**DON KUNTZ**

**406-656-0608**

[Don.Kuntz@agency220.com](mailto:Don.Kuntz@agency220.com)

[www.MontanaCommercialRealEstate.com](http://www.MontanaCommercialRealEstate.com)

## LESH & COMPANY

**REAL ESTATE**

**MONTY LESH 406-853-1523 BROKER/OWNER**

**HEATHER ALTENHOFEN 406-860-2525 BROKER**

**KATIE BURMAN 406-853-6634 BROKER**

AGENTS

**ROB FRASER 406-853-2066**

**WYATT LESH 406-852-4098**

**MICHELE PONESSA 406-853-5214**

**PAT GRAHAM 406-951-1873**

**TOM STRUB 406-853-3028**

406-234-1523 OFFICE | 2708 MAIN #2 P.O. BOX 1231 | MILES CITY, MT 59301



**609 MAIN STREET • FORSYTH, MT**  
 Located in Forsyth MT. Pat's Motel is an older 9 unit motel. There are 7 one bed rooms, 1 double room and 1 room with a full and twin bed. Most of the rooms have kitchenettes and have been rented on a weekly and monthly basis. There is a 2 bedroom apartment with an office for the owner/manager. The laundry area and storage is off the owner's apartment. There is another apartment above the laundry area that could be rented with some remodeling. The motel has adequate parking for all the units. The property has potential with active management and updating. **\$135,000**



**704 HWY 12 W • BOWMAN, ND**  
 Established motel on high traffic US HWY 12. This Budget Host motel has 1.14 acres, 3 buildings with 40 total rooms, 13 singles, 24 doubles and 3 apartments for long term stays. Motel rooms are functional and have been kept up. The rooms are all single level, drive up to the door units. Manager house attached to the reception/front desk area. Main level has 1 bdrm, full bath, kitchen and living room. The motel laundry area is off the living quarters. Living area has a full basement with 3 non conforming bedrooms, full bathroom and utility room. **\$550,000**



**22 HWY 24 • FLOWING WELLS, MT**  
 20.06 ac just N of the junction of HWY 200 & HWY 24 a secure RV storage facility. The facility is security fenced w/electronic gate & security entry system as well as a surveillance system. A 50X255 steel building w/17 secured bays for RV storage. There are 58 outdoor spaces w/electricity & outdoor 25 outdoor spaces. This secure RV storage facility is on 6+/- ac of the total site, leaving 14+/- ac for future development. The building is 100% occupied w/monthly rent of \$225/unit plus a \$10 monthly maintenance fee. **\$699,000**



**722 HWY 59 SOUTH • MILES CITY, MT**  
 28.859 acres zoned general commercial that can be developed for multiple uses. The lot is on the west side of Highway 59 South about 1 mile south of the I-94 exit. The property has a concrete foundation poured for a steel building. The building design is for a shop/warehouse/office and will be approximately 14,300 sq ft. There is ample room for multiple developments on the parcel.. **\$399,000**



**COMMERCIAL LOTS HWY 59 S • MILES CITY, MT**  
 Commercial zoned property located south of Miles City on the East side of Hwy 59 S. Lots are approximately 1 mile South of the I-94, Hwy 59 S. interchange. Lots are 1/4 mile from City limits. Commercial development continues just North of these parcels. Growth in Miles City is headed South along this corridor. 2 lots available. 32.65 acres, 21.70 acres. **\$543,500**



**CITY VIEW SUBDIVISION • MILES CITY, MT**  
 Miles City's newest commercial zoned subdivision. Several lg lots, 2-4 ac & many smaller lots are available. Public utilities on site, close access to HWY 59 S & I-94 Interchange. Call Monty or the office for more details & pricing. Plat & pictures are on our website.



**SOUTH HAYNES TRACTS**  
 Just south of the I-94 & HWY 59S Interchange, is a 512,814 sqft commercial tract. Property is adjacent to the Comfort Inn, the new Hunan restaurant & the new Cenex Ziptrip truck stop. This parcel has good access & visibility. Call Monty today for more information & pricing.



**COMSTOCK LOTS**  
 General commercial zoned, in the County w/city services.  
 Lt 1B-1: 3.275 ac - **\$590,000**  
 Lt 1D: 1.99 ac - **\$305,000**  
 Lt 1C: 1.77 ac - **\$270,000**  
 Great location for development.

[WWW.LESHANDCOMPANY.COM](http://WWW.LESHANDCOMPANY.COM)





**BOOTHILL INN & SUITES**  
**242 E AIRPORT ROAD • BILLINGS, MT**



- Call for Information, 69 Keys, Unflagged, Outstanding Income & STR Numbers
- Recent Improvements: Converted 8 Q rooms to Kings, Replaced & modernized pool equipment, Replaced all PTAC units in rooms w/ added wall controls, Upgraded room door locks,

Replaced shuttle van w/Suburban, Installed CO detectors, Upgraded all security cameras, Refurbished elevator & upgraded its cab, Repainted & recarpeted guest rooms, hallways, stairways, & public areas, Installed new guest room lighting.

- Consistently ranked #1 on TripAdvisor
- Website: Recently updated with emphasis on direct bookings

**PRICED AT \$10,900,000**

**I-90 KING AVE INTERCHANGE • BILLINGS, MT**  
**HOWARD BILLINGS INDUSTRIAL SUBDIVISION**



- Motel - Hotel Site or Food & Beverage Site
- 1 Acre Industrial Lots w/City Services
- City Water & Sewer, Gas, Power & Telecommunications Paved Streets, Sidewalks w/Storm Drains
- Lots 2-9, Block 1 • **\$550,000 EACH**
- Lots 1-12, Block 4 • **\$550,000 EACH**
- 3 - 1+Acre Lots on Mullowney Lane • **\$22.00/SF**

**SPARKS INDUSTRIAL SUBDIVISION**



**LOTS 1, 2, 3, 4 & 5, BLOCK 1 PRICED AT \$4.00/SF**  
• **TRACT 1 (12 ACRES)** • **TRACT 2 (10 ACRES)**

- Located between Furniture Row & Duck Creek Road
- Easy Access to I-90 & City

- County Zoning - Light Industrial
- Dealership, Distribution, Warehousing

**SPARKS INDUSTRIAL SUBDIVISION:**

- Gas
- Fiber
- NW Energy
- Wells
- Septics

**SERVICES:**

- Gas
- Fiber
- NW Energy
- Wells
- Septics

**5523 ABBY ROAD #1 • BILLINGS, MT • 25,000 SF**



- Excellent I-90 & S Frontage Road Access
- Easy Access to all parts of Billings
- 7" Reinforced Floor
- Sprinkled
- New-Never Leased
- 4 Drive-In Doors
- 1-16'x22' • 1-14'x14' • 1-18'x24'
- 1-24'x16'

**PRICED AT \$6.50/SF PLUS CAM**

**56TH STREET & ABBY ROAD • BILLINGS, MT**



- 47,400 SF Warehouse w/Excellent I-90 Access
- Easy Access to Billings
- 7" Reinforced Floor
- 2-Door Dock • Sprinkled
- 4 Drive-In Doors
- 2-16'x22' • 1-16'x24' • 1-18'x24')

**PRICED AT \$6.50/SF PLUS CAM**

**5505 ABBY ROAD • BILLINGS, MT • LEASED**



- 8,496 sqft Building
- 7,200 sqft Warehouse – 1,296 sqft Showroom
- 20' Sidewalls
- Drive thru OH Doors 2-16'x16' & 1-14'x14'
- 480 Volt, 600 Amp, 3-Phase Power

**PRICED AT \$6,700/MONTH PLUS UTILITIES**



**Chuck**  
**PLATT**

**406-861-8000**

**406-256-0400**

**Chuck@chuck-platt.com**



**DIAMOND**  
REAL ESTATE

**AMERICAN**  
MOTEL 1970 HOTEL  
BROKERS

**WWW.DIAMOND-REAL-ESTATE.COM**





**2220 GRANT ROAD – OFFICE BUILDING - BILLINGS, MT**



Seize the opportunity to own a premier office building in the highly sought-after Homestead Business Park, located in the west end of Billings, MT. This property is perfectly positioned for businesses seeking convenience & modern amenities. **\$4,150,000**

- Total Area: 25,825 sqft of versatile office space.
- Main Lvl: 13,000 sqft, fully remodeled in 2022, featuring 3 sets of bths, one equipped w/showers.
- Second Floor: 11,200 sqft w/a newly installed elevator & an add'l set of bths.
- Bsmt: 1,625 sqft of secured storage space, ideal for safeguarding important documents & equipment.
- Parking: Approximately 80 parking spots available, providing ample space for employees & visitors.

**415 N 16TH STREET - BILLINGS, MT**



This 15,800 sqft facility features a clear-span design w/25-ft sidewalls, radiant & overhead heaters, & 800 sqft of modern office space w/climate control. Safety is ensured w/fire sprinklers & extinguishers. The property offers easy access w/two 8x10 high-dock doors, a 14x12 overhead door, & two new 8x10 garage doors. Additional amenities include energy-efficient vinyl wrap insulation & two sets of bathrooms. Located in Billings, MT, it provides excellent access to key markets, transportation routes, & a cost-effective alternative to larger cities. Positioned at the intersection of I-90 & I-94 w/rail & air cargo connections, it's within a day's drive of major cities. **\$1,500,000**

**3729 GREEN ACRES DRIVE - BILLINGS, MT**



Remarkable commercial property. 8 ac lot w/an impressive 800 ft of frontage road exposure. W/close access to Interstate 90, this property offers unparalleled visibility & limitless opportunities. Exposure is key in today's competitive market, & your business will capture the attention of thousands of daily commuters & travelers. W/its strategic location just outside the city limits & unzoned status, this property offers incredible flexibility for any entrepreneurial vision. Get add'l income from a sign lease currently at \$3,000/year. Dream big & expand your enterprise on this vast 8 ac plot. W/ ample space for parking, landscaping, & future development, you can create an environment that perfectly aligns w/ your business objectives. **\$879,000**

**125 SOUTH 80TH STREET WEST - BILLINGS, MT  
3 UNITS AVAILABLE – 2 VACANT – 1 LEASED**



Great Shop/Storage, side by side units, each unit is 24x48, heated & insulated, LED lighting, electric outlets throughout, 14x14 overhead door & man door. Close to West End Billings. Gated shop/storage condo community. 3 Community bths in the complex. HOA - \$975.00/year includes insurance. Perimeter fenced & security entry. Unit currently rented at \$575/month. Owner Financing Available. **\$95,000**

**SHOP WORLD STORAGE UNITS  
BILLINGS, MT**



89 Units – 50 units 20x10, 29 units 30x10, 10 units 40x10. Welcome to the ultimate investment opportunity in Billings West End. This prime location property offers excellent potential for investors to expand their portfolio. Featuring 89 units in sizes of 30x10, 20x10, & 40x10, it caters to a wide range of storage needs. Projected rental rates range from \$85 to \$300 per month, estimating a monthly revenue of \$11,600 at 75% occupancy, & an annual revenue of \$104,400. W/ comprehensive insurance & liability coverage, reasonable real estate taxes, & a listing price of \$1,700,000, this property offers a favorable CAP rate & significant profitability. Don't miss out –contact us today to schedule a viewing & secure your future w/Shopworld Storage. **\$1,450,000**

**WAGON TRAIL COMMERCIAL INVESTMENT - BILLINGS, MT**



Strategic Location: Situated in a thriving commercial area of Billings, these properties offer excellent visibility & accessibility. Investment Opportunity: W/a 4.5% cap rate, these properties provide a solid return on investment, ideal for savvy investors. Versatile Spaces: Suitable for a variety of commercial uses, ensuring long-term value & flexibility. **\$2,600,000**

- Lot Size: 0.532 Ac per building
- Year Built: 2014
- Building Structure Type: Flex Warehouse
- Total Building Area: 8,400 Sq Ft per Building
- Use: Flex Warehouse
- Construction: Pre-engineered Steel
- 3 overhead doors per building – 12x14 & 3 man doors
- Ceiling height 16 ft

**5913 BLUFF LANE - BILLINGS, MT**



This 1,200sf shop development is on the west end of Billings near S 56th S W and Danford Rd. Features: - Private bathroom - 14x14 insulated garage door - 100amp service with (1) 50amp 200 plug - Overhead radiant heat - Fully fenced with security cameras -gas, internet, power metered separately HOA covers- water, exterior insurance, taxes, snow removal, landscape maintenance. MLS#347252 **FOR LEASE OR FOR SALE**

**2220 GRANT ROAD – OFFICE SPACE - BILLINGS, MT**



Great office space in the middle of Billings busiest business district surrounded by Retail, Restaurants, etc. Landlord is open to a Single tenant or Multiple tenants. **FOR LEASE**

**SPECIALIZING IN FARM & RANCH, LOTS AND LAND, RESIDENTIAL AND COMMERCIAL**

— QUALITY INVESTMENT PROPERTY. THERE IS NO BETTER TIME TO INVEST IN OUR REGION! —



**CARLOS DAVEY**  
BROKER  
406-690-2564  
cadavey@ubars.net



**JON USSIN**  
BROKER  
406-359-6915  
jon@ubars.net



**DAVE ROUTE**  
AGENT  
406-698-2377  
dave@ubars.net

**406-652-1151**

**WWW.UBARS.NET**





**HAZEL KLEIN**  
BROKER-OWNER, GRI  
406-855-9527



**DANIEL KLEIN**  
REALTOR®-OWNER  
GRI, CRS, ABR  
406-855-9528



**RYAN MAYES**  
BROKER-OWNER, GRI, EPRO, PSA  
406-855-9527

20 MONTANA AVE - LAUREL, MT  
406-628-7905  
www.AHausOfRealty.com



BILLINGS, MT

**3407 MONTANA AVE**

Currently a pawn shop. Business closing. Front of building is retail & open to rear warehouse area & storage. Small enclosed office. Owners hoping to vacate by end of June. Security system with Mountain Alarm. Buyer to make arrangements w/ them to continue. Overhead doors at the back of the building & one in the front. The property is located in Billings PCE Superfund Site Map. Buyer & buyer agent to do their own diligence & investigation. No income & expense figures to share as building will be vacant.

**MLS# 345672 ~ \$355,000**  
Call Hazel or Daniel



BILLINGS, MT

**TBD ERIE DRIVE**

Hard to find 3.77-ac lot zoned heavy commercial, minutes to downtown Billings and I-90 access. Great location just one block off S 27th St for easy access. Includes 10 total lots, which provides flexibility for future development and resale options. Located just outside city limits, adjacent to property in the city. Heavy commercial zoning is intended for heavy commercial, wholesale, warehouse-distribution facilities, and contractor commercial uses.

**MLS# 342053 ~ \$395,000**  
Call Ryan



LAUREL, MT

**CLARK STONE BEND LOTS**

2.96-ac commercial lots for sale or build to suit. Just south of Laurel. Great exposure along busy hwy. Ideal location for wide variety of potential commercial uses including storage facilities, shops, warehousing and/or distribution co. A total of almost 12 ac could be available. Property will need to be on well & septic services - septic permits are getting approved. CCRs & final plat in process of being recorded - closing on property contingent on final recording. Small HOA fee may be put in place when developed.

**Clark Stone Bend Lots**  
**Lot 2 \$497,000 / \$3.85 SF**  
**Lot 3 \$529,000 / \$4.10 SF**  
Call Ryan



LAUREL, MT

NEW PRICE



**507 & 511 W MAIN**

Established operating carwash plus large heated warehouse (appx 5400 sf) that has varied potential uses. All situated on 6 city lots totaling appx 24,000 sf. Newer carwash equipment & systems with electronic payment processing on all 3 bays & the vacuums. 1 touchless automatic bay & 2 manual bays, 2 vacuums, cleaning product vending machine. Excellent high visibility location. Dog wash kiosk is separately owned & pays to lease their location on property.

**MLS# 347852 ~ \$2,200,000**  
Call Daniel

# AT WESTERN SECURITY BANK, COMMERCIAL LENDING IS BUILDING COMMUNITY

Western Security Bank.  
*The* Bank for our community.



TO MEET OUR  
LENDERS, VISIT  
**WESTERNSECURITYBANK.COM**



**WESTERN  
SECURITY  
BANK**  
DIVISION OF GLACIER BANK

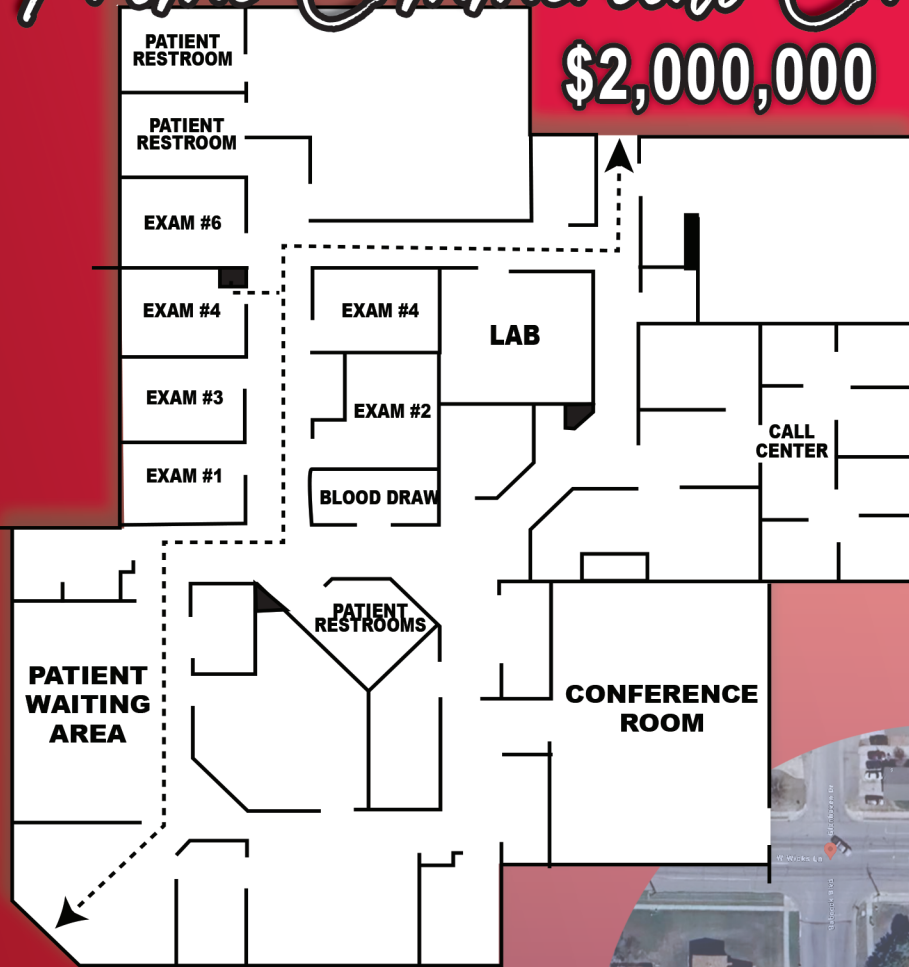




# Prime Commercial Corner lot! Business Op!

## \$2,000,000

- ZONING: Neighborhood Commercial / Neighborhood Office
- LOT SIZE: 2.44 acres
- BUILDING SIZE: 6,156 Square Feet
- CURRENT BUILDING: Medical Facility with 6 exam rooms, lab, patient waiting areas, call center, conference room.
- PARKING: 36 spaces
- BUILDING CONDITION: Vacant, remodeled in 2004, originally built in 1979
- POTENTIAL USES: Easily adaptable for various purposes (office, medical, retail, etc.)  
Owner-occupied or Rental Unit Op
- DEVELOPMENT OPPORTUNITY: Room for additional structures (commercial on ground floor, residential on upper levels, subject to zoning approval)



call me today!

**Tara Wolf**

**406-698-1849**

TaraWolfRealtyllc@gmail.com



Don't miss this!



[www.facebook.com/TaraWolf](http://www.facebook.com/TaraWolf)

## 4 MAIDEN BASIN DRIVE • GARDINER, MT



Looking right into Yellowstone National Park, the Yellowstone Basin Inn offers a rare opportunity for ownership by Yellowstone!

On Trip Advisor The Yellowstone Basin Inn is rated #1 in Gardiner MT and in the Top 10% of hotels worldwide. Breath taking views of Yellowstone National Park's Electric Peak Mountain, open ranch fields, the Devil's Slide (red rock formation). Top wildlife elk viewing area. The Inn is situated on a hill, that enhances the views. Located 5 miles from the town of Gardiner and the North Entrance of Yellowstone National Park, which is the only entrance that stays open year round. The Inn has 17 rooms. Currently the 17th room is the owners residence. Different amenities are found in each room. Most rooms are furnished with real Montana pine log furniture. Large porch on main Inn. Would make a great Corporate Retreat. Priced at \$4.695 million gives you close to a 12.5% return.

Price: :\$4.695 million

MLS#



**JEANNETTE MIKOS** REALTOR  
777-226-9490 (DIRECT)  
LEGACY LANDS, LLC  
jeannettemikos@gmail.com

204 RAILROAD LANE  
EMIGRANT, MT 59027

1106 W. PARK STREET #169  
LIVINGSTON, MT 59047



LEGACY LANDS  
LLC





# RANCH • HOME • COMMERCIAL

DAVE SMITH REALTY



THE BRAND YOU CAN TRUST



OWNER  
REALTOR & BROKER  
**DAVE SMITH**  
406-853-6918  
DAVE@DAVESMITHREALTY.COM



BROKER  
**ECHO JO  
VENN**  
406-531-0207  
ECHO@DAVESMITHREALTY.COM



REALTOR  
**HEATHER  
BROWNFIELD**  
406-749-0725  
HEATHER@DAVESMITHREALTY.COM



REALTOR  
**VICKI  
BELEY**  
406-853-8545  
VICKI@DAVESMITHREALTY.COM



REALTOR  
**KARLON  
KNUDSON**  
307-217-2029  
KARLON@DAVESMITHREALTY.COM



## THE HISTORIC OLIVE HOTEL - MILES CITY, MT

This multidimensional commercial establishment stands beautiful and proud on Main Street in Miles City, Montana. It is a rare opportunity to capture all aspects of this property and business - hotel rooms, apartment rentals, store front rental spaces, full bar and lounge, restaurant, catering service equipment, large parking garage, and separate large parking lot! The business is a staple of the community, has spanned the decades, and offers unlimited commercial potential. F.F.E. and full liquor license with gaming! **\$1,995,000**



## 200 MAIN - ASHLAND, MT

Fred's Hardware & Repair, Ashland, MT. A staple in Ashland, this 1.33 ac property features lg commercial buildings w/overhead doors & room for expansion. Currently operating as a hardware store, tire shop, & propane station, it's perfect for a commercial entrepreneur. The sale includes real estate, buildings, inventory, trade tools, & a turnkey business. Key assets include a tire repair shop w/equipment, a 5,000-gallon propane tank, & a wide range of retail inventory from tools to home supplies, pet food, & more. Option to purchase a neighboring residential lot & a \$5,000 buyer credit w/an accepted offer.

**\$394,500 - MLS#342840**



## 9 S MAIN STREET - BAKER, MT

Here is your opportunity to own a long-term established sports bar with a classic feel and modern technology. Heisers Bar has been a family owned & operated business, located on Main Street in Baker, since 1933. A favorite of locals & out of towners alike, the bar is known for its friendly environment, fresh salad & pizza bar.

**\$1,350,000 - MLS#341565**



## 205 W SPRING STREET - TERRY, MT

Roy Rogers Bar, Grill, & Casino Historic Bar, Casino, & Restaurant in Terry, MT. Own a piece of Montana history! This updated property includes a well-established bar, casino, & restaurant w/F.F.E. & a full liquor license w/gaming. Recently remodeled, the spacious kitchen is fully equipped w/industrial ovens, grills, & prep areas. The inviting casino area enhances this local hotspot. Continue offering great food, drinks, & entertainment. Financials available for qualified buyers.

**\$380,000 - MLS#342443**



## 4 S MAIN STREET - BAKER, MT

Mom's Laundry - Commercial Opportunity. This 3,000+ sqft, turnkey business in downtown Baker, MT includes REAL ESTATE, BUSINESS, & F.F.E. Built in 2010, the facility offers self-serve laundry, wash & fold, & starch/press services. Equipped w/top-of-the-line Speed Queen washers, dryers, & more, the space is in excellent condition & fully compliant w/current building codes. W/laundry supplies vending, coin change machines, & a water station, the possibilities for this business are endless!

**\$500,000 - MLS#342851**



## 111 N MAIN - EKALAKA, MT

Ready to bring your vision to life! This property features a lg open dining area, spacious kitchen, walk-in fridge/freezer, & a back office used for both storage & office space. One side of the building generates income w/ an office rental. Whether you want to start a food establishment or introduce a new business to town, the inventory is already in place for a smooth start. Prefer just the building? It's available without inventory too!

**NEW PRICE \$180,500 - MLS#342330**



## 202 S 7TH STREET - MILES CITY, MT

Centrally Located, Well-Maintained Apartment Building. A strong investment w/great rental history & excellent condition, just 2 blocks from Main Street & out of the flood zone. The property includes 10 apartments (5 one-bed, 3 two-bed) & 2 office spaces, w/some units having separate street access. Features include a central laundry, metal roof, & 2016 Amana furnace. A low-maintenance, solid investment!

**\$450,000 - MLS#342378**

406-234-2244

WWW.DAVESMITHREALTY.COM

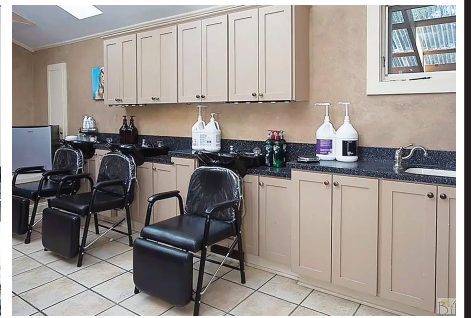


349 WICKS LANE • BILLINGS, MT

349 WICKS LANE • BILLINGS, MT



Prime Commercial Opportunity in Billings, Montana. Located in a high-traffic corner of Billings Heights, this commercial building offers excellent visibility and accessibility. Featuring stunning clerestory windows, the space is filled with natural light while maintaining privacy for occupants and patrons. The property includes eight designated paved parking spaces, with additional parking available, and it's equipped with a handicap-accessible ramp for convenience. Currently operating as a well-established salon for the past 21 years, the owner prefers to sell the salon business first or as a package deal with the building. This is a fantastic opportunity for an entrepreneur looking to take over a successful business in a prime location or to repurpose the space for a new venture. **\$430,000 – MLS#346679 for the Building**



Thriving Salon Business for Sale. An exceptional opportunity to own a well-established, and highly profitable salon in Billings, MT. Operating successfully since 2000, this fully equipped business has been a staple in the community for 25 years. The sale includes all business assets, such as the salon's name, domain names, online booking systems, advertising materials, client lists and more. All equipment and inventory are also included, making this a turnkey opportunity for a new owner. Can be purchased with building.

**\$100,000 & MLS#351524 for Salon**



*Karen*  
**CAMPBELL**

**406-698-6330**

KAREN@CAMPBELLMT.COM

WWW.NEXTHOMEPEAKSTOPRAIRIE.COM



**kw** YELLOWSTONE PROPERTIES  
KELLERWILLIAMS.

LEM ROBINSON  
**CALL TODAY!**  
(406) 698-6868



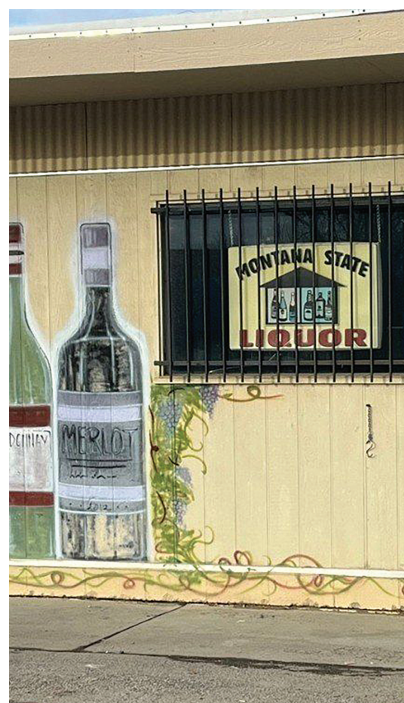
**State Liquor Store For Sale!**

**\$475,000 | Hardin, MT**

522 N. Center Ave, Hardin, MT 59034 | MLS# 351111

Incredible opportunity to own a State Liquor Store in the heart of Hardin, Montana. Sale includes the building, land, inventory, and business – everything you need to step right in.

Contact Lemuel Robinson today to review the P&L and schedule a private showing of this turnkey commercial property.



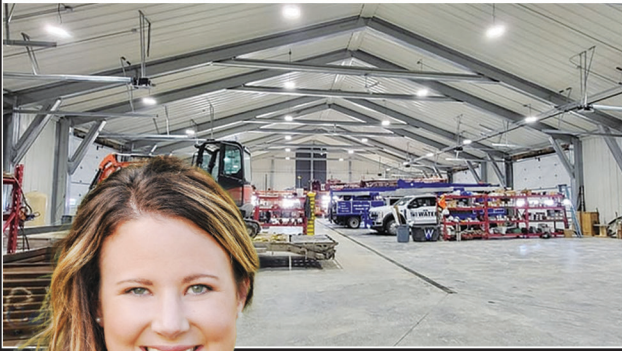




4775 YORK ROAD – HELENA, MT \$4,500,000-MLS#399838



Located on York Rd, just 15 minutes from downtown Helena and 5 minutes from Hauser Lake, this 7.74+/- ac property, this mixed-use space is ideal for business owners who need showroom, shop, light industrial, or warehouse space w/ ample exterior yard space for larger vehicles & storage. The property is conveniently located for quick & easy access to the entire Helena Valley. Avoid the hassle of maneuvering in tight spaces in town & have convenient access wherever you need to go. It features a 11,920 sqft versatile galvanized steel building that sits on a sturdy 6-inch concrete slab & features 5 private offices, a lg conference room and reception area w/14-ft ceilings & tons of natural light. The 80'x120' shop has 8 14'x14' drive through bays, 400-amp power supply w/3-phase availability, 30/50-amp plug-ins throughout, gas heaters, center floor drain, hot & cold spigots & an eyewash station. The 60'x40' office area has fiber optic connectivity, five 10'x12' private offices, a 10'x12' reception area, an expansive conference room, ADA compliant bathroom & second bathroom w/shower, a break room & ample attic storage. The exterior space is beautifully landscaped w/a lg lawn area & UGSP. 16,000-gallon capacity storage w/300 GPM. 10 external plug-ins, automatic lighting, perimeter fencing & a 6' privacy fence around the yard area. ADA compliant parking.



*Amber Stacy*  
406-556-7705

**BERKSHIRE HATHAWAY**  
HOMESERVICES  
MONTANA PROPERTIES

*Ann Snortland*  
406-438-2839

WWW.BHHSMT.COM | AMBER.STACY@BHHSMT.COM

*Corinne WELBORN*  
OWNER/BROKER  
406-925-9797  
CKWELBORN@GMAIL.COM

# BEST OF THE WEST PROPERTIES

120 S MONTANA ST  
DILLON MT 59725  
406-683-5373  
BestOfTheWestProp@gmail.com

310 E SEBREE STREET • DILLON, MT



**THIS IS A VERY VERSATILE PROFESSIONAL OFFICE BUILDING WITH MANY OPTIONS FOR UTILIZING SPACE.** This quality building is centrally located 2 blocks from Post Office & Courthouse & 5 blocks from the University, in Dillon, MT. The main floor has 4 outside entrances, a lg break room, 2 baths, huge conference room and 4 multi-office suites + off-street parking. The downstairs currently houses an attorney with 4 private offices, 2 large reception areas, 2 furnished conference rooms. Tons of storage + ample closet storage in each office, a furnished gym with ¾ bath and sauna. Sale includes most furnishings including desks, conference tables & chairs + more. Everything is in good condition with two gas heating and cooling units. A new roof and gutters was installed in 2023. Built by a reputable builder PRICE REDUCED TO:



\$599,500 – MLS # 398618

500 - 536 BARNETT AVENUE • DILLON, MT



**THIS IS A HUGE OPPORTUNITY** for someone to develop badly needed housing in Dillon. Property consists of 1.71 acres in the heart of Dillon. Property has city water and sewer. This property has historically been used as a mobile home park. There are 8 spaces currently rented for income. Each is rented on a month to month basis. There are 12 lots, each lot is 33' x 185'. With B zoning, you have options for multi family as well as other uses. Close to schools, grocery store. Owner is willing to sell 4 lots, 6 lots or 12 lots separately. Ask agent about these options.

\$720,000 – MLS #391944



WWW.BESTOFTHEWESTPROPERTIES.COM





**1431 OLD HARDIN OAD | BILLINGS, MT**  
**122 MAIN STREET | BEAR CREEK, MT**  
**\$1,750,000 - TURN-KEY CANNABIS PRODUCTION FACILITY & TWO RETAIL SHOPS**

For sale is a well-established cannabis business that has been operating for 5+ years & has its own grow facility. This is a turnkey operation w/ everything in place. Seller says the business makes \$100K gross monthly income. Current owner/manager may be available to continue w/ management for a period of time, if required. The total sale price for the business & facilities is \$1,750,000. The real estate will not be sold separately.

**1431 OLD HARDIN RD  
RETAIL STORE**

The dispensary was built in 2000 & is 1,696 SF. It is a wood framed metal building w/ adequate parking. It is on city services & is correctly zoned for a dispensary location w/ excellent access off of the main arterial road in Lockwood. They have been in business for 5+ years & are well established.

**122 MAIN ST PRODUCTION/  
MANUFACTURING  
FACILITY & RETAIL FACILITY**

54' x 78' Morton metal building, w/ a security system, built in December 2020. The location is on city water. 1,200 amps to the building. Two det accessory structures included: one functions as an office & the other is used for storage.



**1455 DATE STREET | HUNTLEY, MT \$1,050,000**  
 5 RV rental spaces on City water | 2 long term tenants renting at \$500/month each | 1 other tenants renting for \$700/month | 2 vacant  
**4 STORAGE UNIT BUILDINGS. 74 STORAGE UNITS TOTAL. 80 POSSIBLE BY ADDING WALLS ON LARGER UNITST**

- Building 1 - built 2002, 12 units, 2,420 SF
- Building 2 - built 2004, 20 units, 3,520 SF
- Building 3 - built 2005, 18 units, 3,850 SF
- Building 4 - built 2013, 24 units, 2,700 SF

Upgrade the property with professional management & perimeter fence! Only one rent increase in 8 yrs (up 10%).



**6936 ALL TERRAIN AVE | BILLINGS, MT \$439,000**  
 48'x56' shop w/ 16' sidewalls. 4-18"x8" windows, 3-36" Man doors, 2-14'x14' garage doors, 10'x10' header. Gas heaters, 2 kitchens, 2 baths, 2 electrical panels & gas meters allowing for separate electrical on each side 12'x48' mezzanine w/ 2 finished office spaces.



**2424 6TH AVENUE | BILLINGS, MT \$759,000**  
**LIFTS DO NOT CONVEY.** 5 shop bays. Show room area w/ roll up access door. Large finished area upstairs could storage, offices, retail, etc. Lg gravelled area behind the building could be developed or off street parking lot. High traffic count on main arterial in downtown Billings! Currently there are month to month tenants. They could stay or could be terminated within 30 days. Seller financing maybe possible. Ask agent for details.



**ESTABLISHED PET BOARDING & DAYCARE  
FACILITY | BILLINGS, MT \$1,865,000**

Well designed 7,312 SF building. 51 Dog condos, 8 cat condos. Indoor & outdoor turf play areas. Grooming room complete w/ tub, table & all tools. ADA restrooms. Open & well laid out reception area. Call agent for details!



**6419 OLIVE BRANCH WAY • 6A, 6B,  
& 6C • BILLINGS, MT**  
**\$650,000 • \$450,000 • \$550,000**

Rare find! Adjacent 10+/- irrigated acre lots w/ ditch rights! Lot A has 64th St W frontage. No CC&Rs! Commercial use possible, dispensaries possible West of 64th street.



**6732 SHEPHERD RD E | SHEPHERD, MT \$949,000**

6 unit investment property! 5 plex (1 - 2 bed & 4 - 1 bed) dishwashers, washer/dryer hookup, carport w/ storage cabinet) & 2 bed house w/ 2 car gar! All electric & long term tenants. Well maintained property sits on 1.56 ac. 0.5± ac could be further developed.



**00 STEARNS CIR | BILLINGS, MT**  
**\$262,500**

2 lots totaling over 1.115+/- ac! Heavy commercial zoning. Great place for an industrial use shop or business. Great access for services related businesses.

# PAT SCHINDELE

M: 406.591.2551 O: 406.702.4141

FOR MORE PHOTOS & INFO VISIT [WWW.PATSCHINDELE.COM](http://WWW.PATSCHINDELE.COM)

**KW** YELLOWSTONE  
 PROPERTIES  
 KELLERWILLIAMS  
 Each office is independently  
 owned and operated.



## NEED A LIFT?

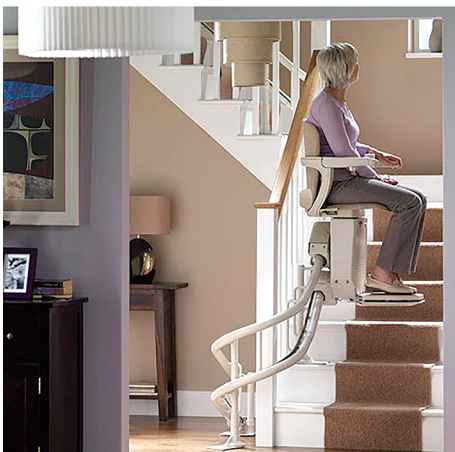
G & J ENTERPRISES IS IN THE BUSINESS OF MAKING THINGS EASIER

**STAIR LIFTS PROVIDE VALUE AND SECURITY,  
SO YOU CAN LIVE INDEPENDENTLY AT HOME.**

### STRAIGHT STAIR LIFTS

For straight-run staircases

- Slimline rail and folding seat save space on stairs
- Reliable safety features and easy-to-use controls



### CURVED STAIR LIFTS

For stairs w/ landings or stairs that turn.

- Custom-made to fit any type of curved staircases
- Reliable safety features and easy-to-use controls



### OUTDOOR STAIR LIFTS

For outdoor staircases

- Durable, weather-resistant design
- Reliable safety features and key lock for added security

*We specialize in  
getting you moving!*

*CALL US  
TODAY!*



**MOBILITY  
SPECIALIST**

406-248-5767 • [www.GandJEnterprises.com](http://www.GandJEnterprises.com)

3353 OLD HARDIN ROAD • BILLINGS, MT • OPEN MON-SAT • 9AM-5PM

CHECK US OUT ONLINE:  
 INSTAGRAM: @gandjenterprises  
 FACEBOOK: @gandjenterprisesmt



**7515 LEWIS AVE - BILLINGS, MT**  
**\$34,500 - MLS#350729**

Come check out this amazing opportunity! This well maintained kiosk is just adorable & fully equipped to serve coffee. The kiosk is self-contained & features a thoughtfully equipped setup, including: 3-compartment sink & convenient handwashing sink, 20 gal fresh tank, 25 gal grey tank, hot wtr heater & pump, 2 service windows, int and ext lighting, LVP flooring, shelving, wall a/c unit, space heater, meets city of Billings' & health dept. requirements. Exterior has fresh coat of paint & a metal roof. Equipment included w/ the sale - La Marzocco 2 stage espresso mach with additional filtration system, GrindMaster bean grinder, Bunn commercial drip coffee maker, french press, pump carafe, Bunn granita mach, Ninja frappe maker, True commercial fridge, MagicChef fridge/freezer, lockable cash drawer & POS compatible receipt printer. Seize this rare opportunity!



**Danny  
Hawbaker**  
 REALTOR®

406-690-6602

[Danny.Hawbaker@kw.com](mailto:Danny.Hawbaker@kw.com)  
<https://dlhawbaker.kw.com>

**KW** YELLOWSTONE  
 PROPERTIES  
 KELLERWILLIAMS.







## HORSE CREEK RV & TRAILER PARK & LAUNDROMAT IN CIRCLE, MT • \$329,000



Turnkey business with established income streams and future development potential. Overlooking Horse Creek, this 3+ acre property has the ability to create more income with your development plans. Features of the property include:

### TRAILER AND RV PARK WITH 36 TOTAL SITES

- Permanent housing sites and RV sites available
- 33 full service sites with 50/30/20 power available
- 3 sites dedicated to EV charging and power only
- 20+ pull-thru sites • Tent camping available
- Pet friendly

### ONSITE OWNER HOUSING

- 3 Bdr/2 Ba Gallatin 18' X 80' mobile home
- Sunken living room
- Updated thermal pane windows
- Propane heat, 500 gallon tank
- Storage shed

### 3.12+/-TOTAL ACRES

- Separated into 4 adjoining land tracts
  - Housing development potential
- Water/sewer/garbage provided by Town of Circle

### LAUNDROMAT

- Newly remodeled, clean and bright
- Bathroom with tile shower
- Commercial Huebsch washing machines & dryers, coin-op
- On-demand hot water system installed fall of 2023
- Change machine, soap dispenser, laundry carts
- Snack cart/food preparation area
- Office area with roll-top desk
- 1000 gallon propane tank

Horse Creek RV & Trailer Park & Laundromat is equipped to meet the needs of all travelers. This property offers an affordable opportunity to live and work in our quiet, rural community while hosting people from all over the country. Call for more information.

**Jeannie**  
**ROSSELAND**  
BROKER/OWNER  
**406-670-6040**  
jeannie@montanala.com



Land Deals.  
For You.

PO BOX 554 • CIRCLE MT 59215

## 724 WAGON TRAIL WEST - BILLINGS, MT

## COMMERCIAL/INDUSTRIAL WAREHOUSE • FOR LEASE!



Prime Industrial Lease Opportunity! Brand-new, high-capacity warehouse space on a 1/2 acre lot in West King Commercial Park, located off King Avenue West & 64th Street West. This 8,000 SF unit includes a 6,000 SF heated main floor warehouse & 1922 SF mezzanine, along w/a private, climate-controlled office (350 SF), 2 restrooms, & 10 parking spaces. The property features a fenced yard area, ideal for secure storage. Pass-through design includes 16x14 front & rear overhead doors, supporting efficient operations. Equipped w/a 2,200-gallon cistern & conduit for 3-phase power that is in close proximity. Lease at \$10/SF NNN. Contact us for details and a tour of this versatile industrial space tailored for functionality & accessibility. • \$10/SF NNN LEASE • \$6,667 BASE • MLS# 349645

## 711 LOHWEST LANE - BILLINGS, MT

## WAREHOUSE FOR LEASE



Opportunity to lease approximately 2,360 SF in a very clean & lightly used commercial warehouse plus have access to fenced yard space. Easy access off King Ave W in the EEC Industrial Park (between 64th & 72nd St W). Unit is heated w/a shared-use bath. The warehouse can be accessed by 2 front 16x14 overhead doors & 1 rear 16x14 overhead door for pass-through to the fenced, gravel yard space. Building sits on a shared acre + lot offering minimum of 7,337+ SF of yard capacity. One 2,200-gallon cistern serves the unit & 3-phase power is in close proximity. Option to lease an add'l 400 SF of vault space w/kitchenette area includes sink, refrigerator & microwave • \$11/SF NNN LEASE • \$2,163 BASE • MLS#343831



**Kelly**  
**METCALF**

— CALL OR TEXT —  
**406-671-8163**

kelly@EECMT.com  
www.PlatinumPropertyBrokers.com





# Rich's MODERN FLOORING

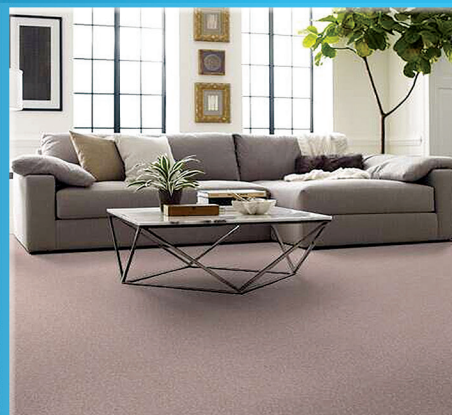
HARDWOOD  
AREA RUGS  
LAMINATE  
CARPET  
STONE  
VINYL  
TILE



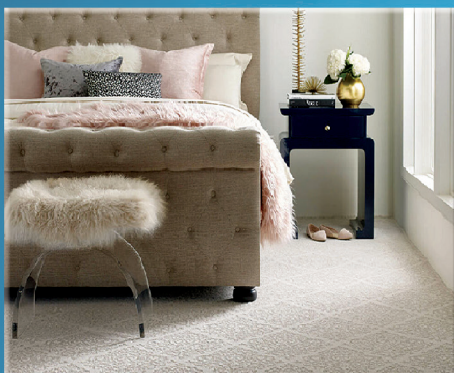
QUALITY YOU CAN STAND ON.

COMPLETE COMMERCIAL SELECTION ~ PROFESSIONALLY INSTALLED

CHECK OUT OUR WEBSITE: [WWW.RICHSFLOORING.COM](http://WWW.RICHSFLOORING.COM)



- ◆ FREE MEASURING AND ESTIMATES
- ◆ COMPLIMENTARY ON-SITE DESIGN CONSULTATION
- ◆ DESIGN PROFESSIONALS WILL HELP YOU CHOOSE THE RIGHT PRODUCT FOR THE RIGHT JOB.
- ◆ PROFESSIONAL INSTALLATION AFTER HOURS OR ON WEEKENDS!
- ◆ OFFICES - ENTRYWAYS - WAITING ROOMS - HOSPITALS - GYMS - & MORE!



406-248-3656 ♦ 713 MAIN STREET ♦ BILLINGS, MT | 406-388-7955 ♦ 310 GALLATIN FARMERS AVE ♦ BELGRADE, MT

## agency 220

WE ARE THE GO-TO IN REAL ESTATE – PRINT, DIGITAL, VIRTUAL & MORE!

CHECK OUT OUR ON-LINE SOCIAL MEDIA



• **DIGITAL ONLINE PUBLICATION on ISSUU.com - WITH NATIONAL COVERAGE!**

<https://issuu.com/rimadvertising>

- All of your website addresses, online house tours, and emails are NOW LIVE so more access for your customers. You can view all of our Real Estate publications LIVE on our websites!



• **POSTED LIVE ON OUR WEBSITES along with Open Houses, New Listings & Rack locations.**

- NOTE: All of our Real Estate Websites are interlinked!

BILLINGS & SURROUNDING AREA REAL ESTATE:

MONTANA COMMERCIAL REAL ESTATE:

MONTANA FARMS & RANCHES:

RED LODGE REAL ESTATE GUIDE:

BOZEMAN AREA REAL ESTATE:

CAPITAL REAL ESTATE CONNECTION:

[www.BillingsRealEstate.org](http://www.BillingsRealEstate.org)

[www.MontanaCommercialRealEstate.com](http://www.MontanaCommercialRealEstate.com)

[www.MontanaFarmsAndRanches.com](http://www.MontanaFarmsAndRanches.com)

[www.BillingsRealEstate.org/Red\\_Lodge.html](http://www.BillingsRealEstate.org/Red_Lodge.html)

[www.BozemanAreaWeeklyRealEstate.com](http://www.BozemanAreaWeeklyRealEstate.com)

[www.CapitalRealEstateConnection.com](http://www.CapitalRealEstateConnection.com)



• **POSTED ON OUR FACEBOOK PAGES**

**and shared to other SALES GROUPS that correlate to the AD AREAS.**

- On the Page, we also post the papers, individual Ads, eblast reminders, Realtor info, etc.

- ADS FOR THE BILLINGS REAL ESTATE PAPER:

[www.facebook.com/BillingsRealEstate.4Sale](http://www.facebook.com/BillingsRealEstate.4Sale)

- ADS FOR THE MONTANA COMMERCIAL REAL ESTATE, THE BOZEMAN REAL ESTATE, THE CAPITAL CONNECTION (HELENA), & THE RED LODGE REAL ESTATE GUIDE ARE POSTED HERE

[www.facebook.com/MTRRealEstate.Commercial.Residential](http://www.facebook.com/MTRRealEstate.Commercial.Residential)

- ADS FOR THE THE MONTANA FARMS & RANCHES :

[www.facebook.com/MTFarmsandRanches](http://www.facebook.com/MTFarmsandRanches)



• **ADS ARE ALSO POSTED to the our FACEBOOK GROUP PAGE:**

- Page where we post our papers and ads for all publications here.

- The Weekly Real Estate Portfolio Top Cover is the group cover each week.

- This is where you can post your Residential Listings, Lots & Land, Commercial Properties, Farms & Ranch listings, New Construction, New Developments and any Real Estate related Services!

For Sale Houses, Commercial, Ranches - Montana

[www.facebook.com/groups/MontanaForSale](http://www.facebook.com/groups/MontanaForSale)



• **ADS POSTED ON OUR INSTAGRAM PAGE:** [www.instagram.com/rimadvertisingmt](http://www.instagram.com/rimadvertisingmt)

• **FREE OPEN HOUSE LINE LISTINGS**

<https://bit.ly/3JSom8V>

- Open Houses listed FREE in the center section of the Billings & Surrounding Area Real Estate paper then Mapped on-line with Google Maps & posted to Facebook each week.

- Service available FREE to ALL OUR REALTORS® • **SEND INFO TO AUDRIANNA AT: RIM2@MONTANA.NET**  
INFO NEEDED: Open House Address, Date & Time, Home Description, Price, MLS#, Realtor & phone, Co-Host & phone, Office.



BOZEMAN  
& SURROUNDING AREAS

REAL  
ESTATE



RED LODGE  
AND SURROUNDING AREAS  
REAL ESTATE GUIDE





10 S, Woodard Ave. - Absarokee, MT

Step into history with the 1911 Absarokee Hotel, known as the Jay Apartments since the 1950s. This substantial brick building is located just 100 feet from the town's main intersection. With a history of near 100% occupancy, this 11-unit property boasts centrally metered electrical service per unit & radiant heat. The basement offers laundry facilities, mechanical rooms & potential storage units, (second-floor units are arranged hotel-style). Conversion possibilities include an upscale B&B, small hotel, condo, commercial office space. Consisting of 2 tracts, the northern plot is buildable. Just 30 miles away, Red Lodge boasts ski resorts & dining, while I-90 & the Yellowstone River sit 19 miles north. **Co-listed with Gregg O'Neil 406-425-3684 - \$825,000 - MLS#348388**



KAYDN LAUDIE

406-425-1074 KAYDN.LAUDIE@FLOBERG.COM

BERKSHIRE  
HATHAWAY

HomeServices  
Floberg Real Estate



BERKSHIRE HATHAWAY | FLOBERG REAL ESTATE  
HOMESERVICES  
COMMERCIAL DIVISION



DAN SMITH  
406-860-4997



JON PIERCE  
406-855-0368



TOM HANEL  
406-690-4448



ROBIN HANEL  
406-860-6181



MYLES EGAN  
406-855-0008



BRANDON TREESE  
406-647-5007



DAN PATTERSON  
406-321-4182



CINDY DUNHAM  
406-425-0182



**NEW PRICE!**  
**FOR SALE! \$399,000**  
**EXOTIC PETS BUSINESS**  
**GRAND AVENUE • BILLINGS, MT**  
• Legacy Billings Retail Business in desirable, high-traffic location.  
• Great location, real estate not included.  
• NDA required for more information.  
**BRANDON TREESE 406-647-5007**



**FOR SALE! \$695,000**  
**51 WORD AVE S • RED LODGE, MT**  
• Business Opportunity w/Real Estate Included  
• Legacy Restaurant  
• Beautiful Art Deco building  
• Stunning gardens w/greenhouse that supports the restaurant  
• 2 large lots • Zoned C-4 • **MLS#347513**  
**BRANDON TREESE 406-647-5007**



**NEW PRICE!**  
**FOR SALE! \$95,000**  
**19 E MONTANA AVE • BAKER, MT**  
• Commercial building & land, corner lot intersection of HWY 12 & HWY 7.  
• Former gas station & convenience store.  
• Built in coolers & a freezer inside.  
• Property does have underground fuel tanks that are in inactive status.  
**DALTON BEYER 406-775-7234**

When investing in Commercial Real Estate, YOUR BEST INTEREST is Our Only Business . . .  
**ETHICS. EXPERIENCE. RESULTS.**



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

FLOBERG  
REAL ESTATE

*When investing in Commercial Real Estate,  
YOUR BEST INTEREST is Our Only Business . . .*

**COMMERCIAL DIVISION**

**ETHICS. EXPERIENCE. RESULTS.**  
Members of the National Association of REALTORS®



**DAN  
SMITH**  
406-860-4997



**JON  
PIERCE**  
406-855-0368



**TOM  
HANEL**  
406-690-4448



**ROBIN  
HANEL**  
406-860-6181



**MYLES  
EGAN**  
406-855-0008



**BRANDON  
TREEESE**  
406-647-5007



**DAN  
PATTERSON**  
406-321-4182



**CINDY  
DUNHAM**  
406-425-0182



**100+ AC PRIME FARM LAND**

**FOR SALE! \$2,100,000**

**4257 HIGHWAY 310  
JOLIET, MT**

- Ag, Commercial, Rec & Residential Development Possibilities
- Intersection of US Hwy 212 & 310
- 20,000 SF of warehouses/shop, 2 well houses, 1 w/bath, on cert. septic/drainfield
- Property has 5 individual Cert. of Surveys

**DAN PATTERSON**  
406-321-4182



**FOR SALE! \$269,000**



**2235 GRAND  
AVENUE  
BILLINGS, MT**

- 3 offices/exam rooms, reception/waiting area, 1.5 bathrooms (1 is ADA).
- Hot water heat, A/C. Steel siding & roof.
- Off-street, paved parking in the rear. Accommodates 8 vehicles.

**BRANDON TREEESE**  
406-647-5007



**FOR SALE \$5,900,000!**

**401 N 28TH STREET • BILLINGS, MT**

- Approx. 44,000 SF of the main & upper lvls are set up for office use w/conference space & passenger elevator.
- Approx. 25,000 SF is a newer addition to the main lvl & includes dock height loading, roll up doors, 5T freight elevator to all floors, & storage.
- Approx. 22,000 SF is the lower lvl & is essentially warehouse, storage & mechanical space.
- 2.62 ac, 115+ off-street parking spaces, paved asphalt parking lot w/ multiple access points.

**DAN SMITH 406-860-4997 BRANDON TREEESE 406-647-5007**



**COMMERCIAL SPACE FOR LEASE - \$2,300/MO**

**102 S 31ST STREET • BILLINGS, MT**

- Rare live/work flex space
- Approx. 2,492 sqft
- Retail, office, event or living space
- Large 25' x 40' open area
- Full kitchen
- Private office/bedroom w/walk-in closet
- 2 restrooms (1 w/shower)
- Centrally located to service all Billings clients

**BRANDON TREEESE 406-647-5007**



**TBD W 2ND AVE N • COLUMBUS, MT**

- Unique opportunity within Columbus city limits.
- 2.5 +/- acres lot zoned resedential professional.
- Two wells in place on property (No electric to them, or pumps in place.)
- \$400,000 - MLS#346774

**THOMAS O'LEARY 877-673-2589**



**444 N 9TH ST STE 1 • COLUMBUS, MT**

- State-of-the-art liquor store in a newer (2006) construction building.
- Located on a prime area w/visibility & foot traffic.
- Total sales just under \$1 million in 2023.
- \$1,300,000 - MLS#343980

**DANIEL PATTERSON 406-321-4182**



**COMMERCIAL SPACE FOR LEASE - \$3,200/MO**

**1511 6TH AVE N • BILLINGS, MT**

- Class A office space
- Approx. 1,554 sq. ft.
- Large reception area
- 3 large offices (large enough to be conference rooms)
- Large open back room area w/wet bar
- Break area w/ storage closet
- Shared restrooms
- Centrally located

**BRANDON TREEESE 406-647-5007**