CENTRAL MONTANA MONTANA COMMERCIAL REAL ESTATE

VOLUME 27 NUMBER 2 APRIL 2025

CENTRAL MONTANA EDITION

EASTERN EDITION ONLINE

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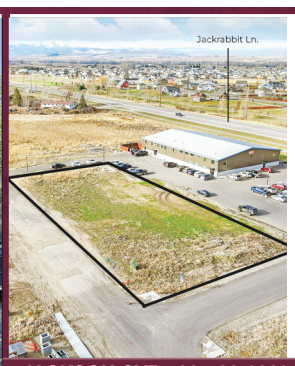
PERMIT NO. 768

1700 W KOCH STREET - BOZEMAN, MT

Centrally located Bozeman office condo for lease, 5 lg offices, conference room, break area, reception area, in professional office condo complex. $18 per square foot, plus triple net charges. Approximately 1987 sqft. Second story unit.

FOR LEASE!

CALL DENNIS ERICKSON 406-579-8967



58 SILVER LEAF LN BOZEMAN, MT

Highly Visible Corner Lot Available for Lease! Just over half an acre of prime land is available for lease in a high-traffic location just off Jackrabbit Ln between Belgrade & Four Corners. This corner lot boasts incredible visibility w/daily traffic count exceeding 18,200 vehicles on Jackrabbit, making it perfect for a wide range of businesses. Long-term lease avail.

FOR LEASE!

28,224 SQ FT I MLS#391146

JACKSON CYR 406-522-0288

140 E MAIN ST BOZEMAN MT

RARE INVESTMENT OPPORTUNITY! Own a piece of Bozeman history! The Krueger building, located on Bozeman's busy Main St, completely rehabbed in 2007/8. Low risk, low maintenance, low mgmt, fully leased

FOR SALE!
$13,395,000
MLS# 379293

CALL TONY RENSLOW 406-581-3455

3540 GALLOWAY ST- BOZEMAN, MT

Prime B2 zoned lot available in Bozeman, ideal for a variety of uses and ready for commercial development. With hundreds more apartments and houses currently under construction, the area is rapidly growing. With school facilities, regional parks and miles of trails in close proximity, this location is fantastically attractive for employees.

FOR SALE!
$4,363,405 I MLS#392264

CALL JACKSON CYR 406-522-0288

2001 STADIUM DRIVE - BOZEMAN, MT

11,000 SQ. FT. office building near MSU campus, space is divisible. Across from football stadium. Office, medical, or research use. $20/SQ. FT. gross lease. Available now!

FOR LEASE!
MLS# 393124

CALL MIKE BASILE 406-579-6530

2275 W KOCH BOZEMAN, MT

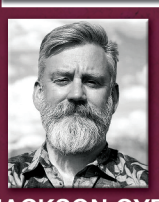
9194 SF combination office and w house p eased. T ove doors, si down dock, six offices, conference & break rm. New roof, heating/air conditioning system.

FOR SALE!
$3,100,000
MLS# 386942

CALL DENNIS ERICKSON 406-579-8967

BERKSHIRE HATHAWAY HOMESERVICES MONTANA PROPERTIES

MIKE BASILE
406-579-6530


JACKSON CYR
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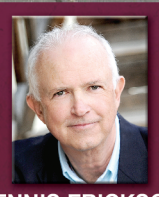
TRIPP EMERLING
406-579-6978


DENNIS ERICKSON
406-579-8967

JOE KOLWYCK
406-581-1959

TONY RENSLOW
406-581-3455

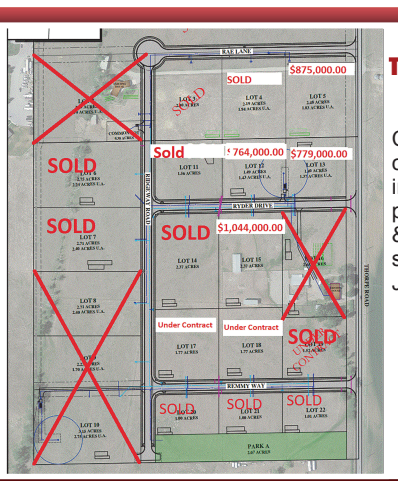
MCCULLOUGH ROACH
406-589-8301

COMMERCIAL DIVISION • 406-586-7676 • www.COMMERCIALMT.COM

6674 MALTESE LANE • BOZEMAN MT •

Large manufacturing/warehouse unit. On Bozeman's West side. In the Cougar Industrial Park. 4,700 sqft of shop space and 1,668 sqft of mezzanine office. It also includes a 500 sqft office on the main floor. Fenced and secured parking area roughly 5,000 sqft in front of the unit. 220 power. Water. 20-ft ceilings, 18 ft door.

$17.00 / SQFT GROSS LEASE | MLS#398317
CONTACT EVAN MCCAW
406-581-2213



THORPE COMMERCIAL CENTER • BELGRADE MT •

Commercial Lots for sale.Excellent central location for your business or investment. Lots will have 3 phase power, natural gas, domestic water & paved access & stub for fire suppression. Final plat expected July 2023.

PRICE $825,000
MLS#380983, 380981, 380978, 380978, 380097, 380975, 380974, 380959
CALL MIKE DEVRIES
406-580-2345

McCaw, DeVries, Steinhauer & Company
RESIDENTIAL & COMMERCIAL REAL ESTATE

FOR MORE INFO TURN TO PAGE: 6

Evan McCaw	Eddie Steinhauer	Mike DeVries	Alex Russell	Randy Ungersma	Nate Dyk	Chris Kurowski	Taylor DeVries	Blayne Afedt
BROKER/PARTNER	BROKER/PARTNER	BROKER/PARTNER	SALES ASSOCIATE	SALES ASSOCIATE	SALES ASSOCIATE	SALES ASSOCIATE	SALES ASSOCIATE	SALES ASSOCIATE
406-581-2213	406-580-1456	406-580-2345	406-580-5047	406-551-5175	406-539-1155	406-570-8263	406-581-3267	406-548-2635

STARNER COMMERCIAL REAL ESTATE

TOM STARNER *BROKER*

406.539.0717
tom@starnercommercial.com
Starner Commercial Real Estate
1276 N 15th Avenue - #103
Bozeman, MT 59715

www.STARNERCOMMERCIAL.com

701 GOLD AVE - BOZEMAN, MT

FOR LEASE: $25/SF + NNN
FOR SALE: $25,000,000

- 64,052 SF OFFICE COMPLEX
- MULTIPLE CONFIGURATIONS AVAILABLE
- QUIET AREA CLOSE TO TRAILS
- STATE OF THE ART AMENITIES
- MLS#398068

9 E MAIN STREET - BOZEMAN, MT

FOR SALE: $5,950,000

- 13,823 SF
- DOWNTOWN BOZEMAN OFFICE BUILDING
- TENANTS IN PLACE INCLUDING MAIN STREET OVER EASY
- THREE FLOORS + BASEMENT

WESTERN MONTANA
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SCAN ME
FOR MORE INFO

DEVELOPMENT PROPERTY FOR SALE
PRELIMINARY PLAT APPROVED - 44.75 ACRES

TRACT B DOUGHERTY DR • MISSOULA , MT

This is an incredible opportunity to step into a property with a preliminary plat approved subdivision. This Dougherty Ranch 44.75 acre tract in the path of development is approved for up to 614 units. Actual unit quantity and product type can vary within approved transects. Permitted uses include an array of Residential Types from Mixed-Use, Townhouse to Assisted Living, Lodging Types, Commercial Uses from Office, Retail to Tavern, Education Types including Day Care Centers, and other Industrial/Manufacturing uses as outlined in Form Based Code Transect standards. Complete approval documents available in pdf form for review. For an additional $300k, full engineering CAD files available from the original developer.

BRING YOUR PRODUCT OR RE-SELL BLOCK BY BLOCK!

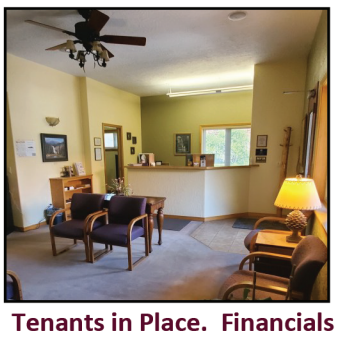
OFFERED AT $8,000,000 **MLS#30027222**

Katie L. Ward, Broker
Commercial & Development Specialist
406.596.4000 katie@katieward.com katieward.com

EQUAL HOUSING OPPORTUNITY
REALTOR® MLS

FOR SALE | FOR LEASE

289 Rodeo Dr.
Florence, Montana

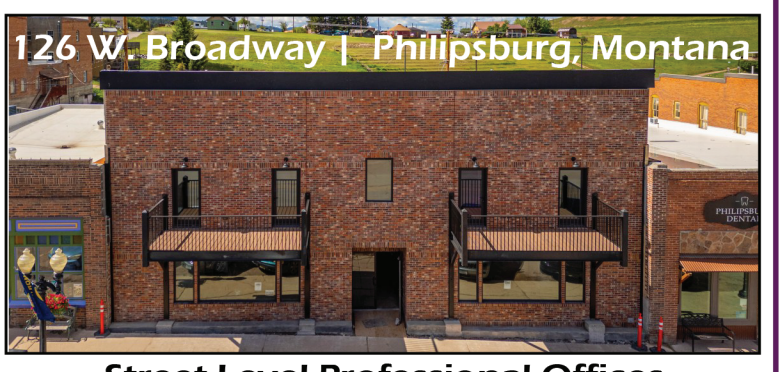


Building: 4,288 SF
Land: 1 Acre
Owner occupy or investment opportunity.
Highway frontage.
Impeccably maintained.

Tenants in Place. Financials available w/signed Confidentiality.
Offered at **$1,250,000**
MLS: 30030363

1018 Burlington | Missoula, Montana

Professional Offices
650 sf | 942 sf
Centrally located. On-site parking. Shared restrooms. Shared conference room.



126 W. Broadway | Philipsburg, Montana

Street Level Professional Offices
520 sf | $950/mo. Gross Lease
New construction. Buildout options.
Lease separately or together!

Kathi Olson
Associate
(406) 544-7359
Representing a variety of purchase and lease opportunities!

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Missoula, MT 59801
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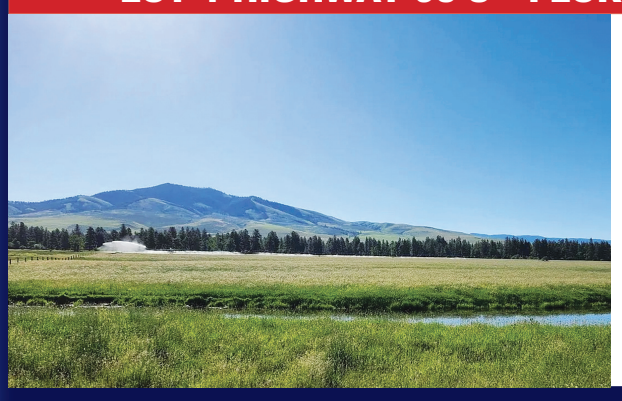
LOT 1 HIGHWAY 93 S – FLORENCE, MT

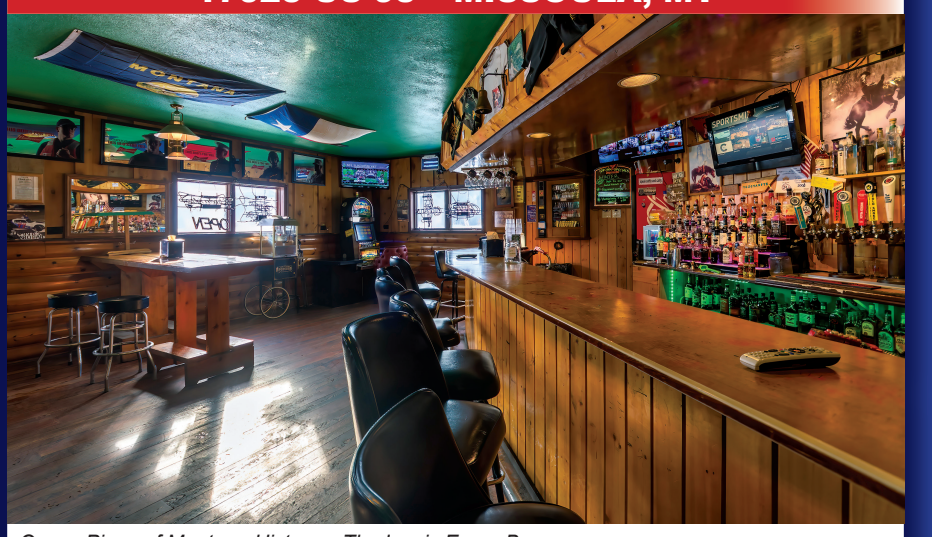


Experience breathtaking 360-degree views of the Bitterroot Valley, w/stunning sunrises & sunsets. This 6+ ac property features century-old water rights, abundant wildlife & 1/4 mile of HWY 93 frontage, just 9 miles from Missoula. Ideal for a private retreat or sustainable farm, the North Bitterroot Ranch offers endless possibilities. **$1,450,000 – MLS#30032921**

2359 US HIGHWAY 93 N – VICTOR, MT

Cowboy Troy's is for sale! A prosperous, highly visible restaurant/bar on Hwy 93 in Victor, it's a Bitterroot staple w/a strong return clientele. The sale includes the business, land, building, gaming & liquor licenses, plus all social media & websites. Cash positive, great employees w/recent upgrades, it's a fantastic investment opportunity! **$1,595,000 – MLS#30028655**

17025 US-93 – MISSOULA, MT



Own a Piece of Montana History – The Iconic Evaro Bar
Located just outside Missoula on high-traffic Hwy 93, the historic Evaro Bar has been a beloved gathering place for decades. Now, this classic Montana watering hole is available for purchase, offering an incredible opportunity for entrepreneurs and investors alike.
For just a little more than the average home in Missoula, you can own a fully operational bar complete with an all-beverage liquor and gaming license, all furniture, fixtures, and equipment (FF&E), and two rental apartments, all situated on a spacious ¾-acre lot.
This property is brimming with potential. You can continue its legacy as a thriving bar and restaurant, repurpose it into a special event center for weddings, parties, and reunions, or sell the liquor and gaming license to transform it into the ultimate private retreat or business venture. This is a rare opportunity to own a turnkey business in a prime location. Serious inquiries only.
$799,000 – MLS#30041333

432 MT HWY 135 – SAINT REGIS, MT

This commercial triplex in St. Regis features 3 strong tenants & a newer building on a crawl space foundation for potential conversion. It's on a public water system suitable for food businesses & formerly a Subway. Located in the Resort District, near Clark Fork River, Hwy 135 & 15 min from Quinn's Hot Springs. Great rental potential & nearby recreational options. Financials available w/signed NDA. Contact Mark McQuirk/Jennifer Tolan at 406-290-9704 or Judy Stang at 406-822-2316. **$525,000 – MLS#30011120**

16855/16787 OLD HWY 93 – FLORENCE MT

No zoning on this choice 4.74 acres! High visibility from HWY 93 w/easy on & off access on Old HWY 93. Right across the street from Trader Brothers. The possibilities are endless! **$1,450,000 – MLS#30021456**

6400/6450 HWY 10 W – MISSOULA, MT

Prime Commercial Lease in Missoula Conveniently located near Missoula, this 9.79-acre customizable, fenced property offers flexible leasing options. Features include industrial equipment access, a remodeled office building w/19 office, conference rooms & IT setup. Building: $15/sq ft + NNN; land: $.05/ft. Contact Mark McQuirk/Jennifer Tolan at 406-290-9704. **$35,000 – MLS#30020623**

56609 MT HIGHWAY 212 – CHARLO, MT

Owner Financing Available! The Charlo Grocery Store on Hwy 212 has seen $20,000 in recent improvements. This turn-key operation includes groceries, produce, meat, hardware & a deli. Features a butcher area, new register system (2020) w/ample storage & a 3-car gar. Real estate, building & business included; inventory sold separately. Updates include wiring & flooring. Owner financing with 20% down, up to 30 years, for qualified buyers. **$999,000 – MLS#30018779**

262 AND 292 MULLAN ROAD – SUPERIOR, MT

Investment property w/income, includes 12 storage units & mobile home. Plenty of room for expansion & creativity. Storage units include 12 (10x14) units, a 3 bed 2 bath mobile. Great area w/lots of recreational opportunities including Fishing on the Clark Fork River & many mountain lakes. ATV from your front door, hiking & walking trails nearby, & great area for hunting. The Western Montana town of Superior has great I-90 access w/Missoula an hour away & Spokane WA 2 hours away. Great area to invest in & room to expand! **$362,500 – MLS#30041211**

410 EXPRESSWAY – MISSOULA, MT

ALLIANCE TRUCK AND TANK

Alliance Truck & Tank Sales

Discover a lucrative business opportunity w/Alliance Truck & Tank Sales. Specializing in propane storage, trucks & equipment, this company acts as both dealer & broker. W/$8.3 million in 2022 sales & strong growth potential, it's a solid investment. Contact Mark McQuirk/Jennifer Tolan at 406-290-9704. **$2,500,000 – MLS#30014921**

198 LOBO LOOP – SAINT REGIS, MT

This St Regis Storage facility, off Hwy 135 near the Senior Center, has 30 rented units & a small apartment for office or rental. Close to Clark Fork River for fishing. Extra land for expansion. Units: 6x5x10 at $35, 9x10x10 at $65, 13x10x20 at $75 (4 heated), 2 heated 10x20 at $85. Contact Mark McQuirk/Jennifer Tolan at 406-290-9704 or Judy Stang at 406-822-2316.

$450,000 – MLS#30011121

79 MULLAN RD W – SUPERIOR, MT

Superior Commercial Property with Multiple Income Streams – Riverfront Location! This rare opportunity in Superior, MT, offers a versatile, income-generating property with prime riverfront access along the Clark Fork River. Conveniently located just off Interstate 90, it provides easy access to world-class hunting, fishing, and outdoor recreation. The property includes two rental cabins, a two-bed, one-bath house, and four additional rooms that can be rented nightly or long-term. There are also five small RV spots with full hookups, as well as laundry facilities for guests. A one-car garage offers storage or personal use, while the beautifully maintained garden area, gazebo, and barbecue space create a welcoming environment for tenants and visitors. This property is an excellent investment for those looking to expand their hospitality or rental portfolio. Financials are available with an executed Non-Disclosure Agreement. Contact Mark McQuirk/Judy Stang at 406-290-9704, or your real estate professional. **$1,300,000 – MLS#30043896**

MARK MCQUIRK – BROKER-GRI-CRS-RRC
406-880-7253
www.biz406.com
3420 S Reserve Street Ste A
Missoula, MT 59801

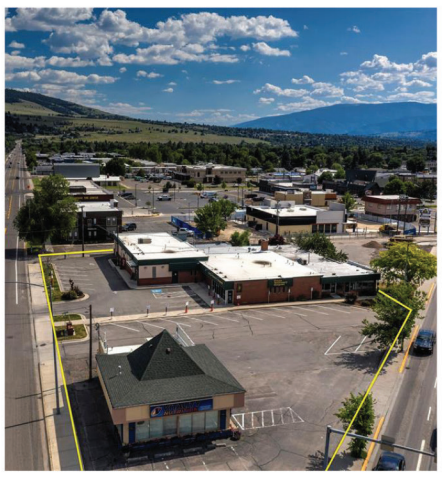
RE/MAX ALL STARS - COMMERCIAL DIVISION

MONTANA'S 2019 & 2021 #1 REMAX COMMERCIAL BROKER

PureWest REAL ESTATE COMMERCIAL

#1 BROKERAGE *in* MONTANA

$1.42B IN 2024 SALES | **250+** REAL ESTATE AGENTS | **19** LOCATIONS IN MONTANA & IDAHO

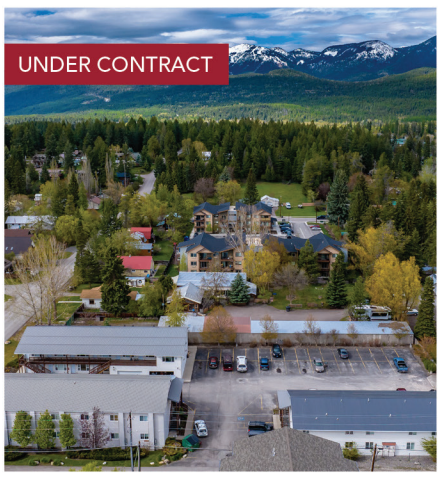


2501 SOUTH RUSSELL MISSOULA

$2,795,000 // MLS 30018594

- Class A exposure in the heart of Missoula
- Approximately 11,600 sq ft
- Situated on two separate lots and over 1/2 an acre

DEVIN KHOURY
406.207.8200



INVESTMENT OPPORTUNITY

$5,450,000 // MLS 30026408

- 32 condos; long-term rentals, individually metered
- 100% leased-up
- Minutes to WF Lake and WF Ski Resort

DEREK JOSEPH
406.607.5377

331 BAKER AVENUE WHITEFISH

$1,495,000 // MLS 30031680

- New construction with an estimated completion of April 2025
- 2,973 sq ft, 2 baths; commercial shell, zoning WB-3
- Office, restaurant, retail

DEREK JOSEPH
406.607.5377

KODY BURRY
406.871.8242

8060 HWY 10 W MISSOULA

$4,275,000 // MLS 30030286

- Perfectly situated at crossroads of major traffic arteries
- Updated rooms
- Guests can enjoy the mountain and valley views

DEVIN KHOURY
406.207.8200

49825 HWY 93 POLSON

$3,199,900 // MLS 30034945

- Steps from the shimmering shores of Flathead Lake
- Features 44 recently renovated rooms
- Increasing revenue; fantastic opp. for any investor

DEVIN KHOURY
406.207.8200

1312 N MERIDIAN RD KALISPELL

$1,250,000 // MLS 30035233

- 18 private offices with reception
- Two dedicated parking lots
- Located near the Hwy 93 and Meridian intersection
- $50,000 allowance for carpet and door replacement

DAVID GIRARDOT
406.212.0112

14 APARTMENTS IN COLUMBIA FALLS

$3,600,000 // MLS 30030123

- 14 apartments: 12 units - 2 bed, 1 bath, 1,000 SF; 2 units - 3 bed, 2.5 bath, 1,500 SF
- 1 mile to downtown Columbia Falls
- 20 mins to West Glacier National Park
- Coin operated W/D

DEREK JOSEPH
406.607.5377

3819 STEPHENS AVE MISSOULA

$3,199,000 // MLS 30035980

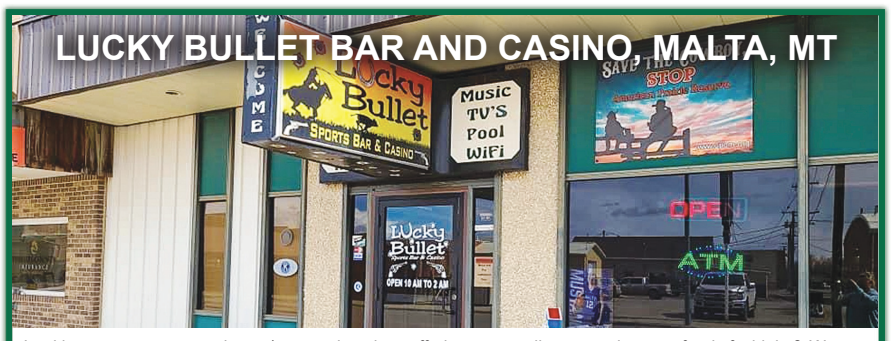
- Significant cash flows and NOI for a new owner
- Home to a diverse range of tenants
- Located near the South Hills

DEVIN KHOURY
406.207.8200

BEAR PAW VETERINARY CLINIC, CHINOOK, MT

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 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**

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**

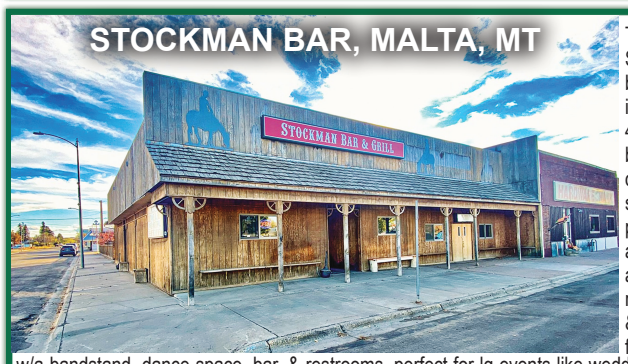
WOLF POINT LIQUOR STORE, WOLF POINT, MT

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/ 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**

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



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 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**

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

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 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**

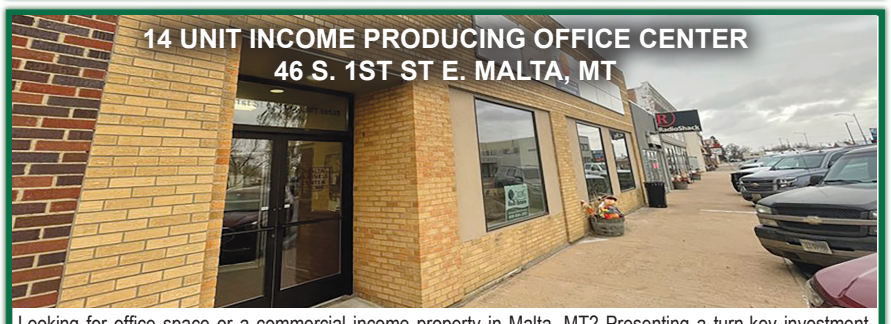
ROY GROCERY, ROY, MT

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 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**

THE LITTLE MONTANA TRUCK STOP

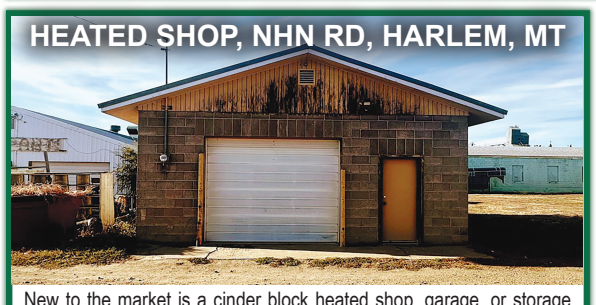
Nestled in the small town of Grass Range, Montana, the Little Montana Truck Stop is a vital crossroads for travelers in central Montana. Just 28 miles south of the town's main store, it provides essential services and amenities for those passing through the region. Grass Range is a popular stop for travelers, 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-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 – MLS2500804935**

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**

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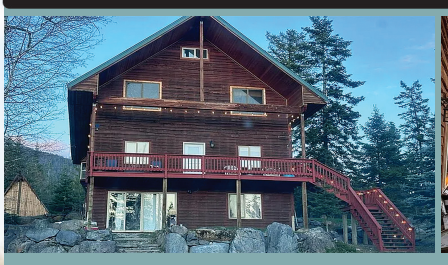
KALISPELL'S FINEST CLASS A OFFICE SPACE

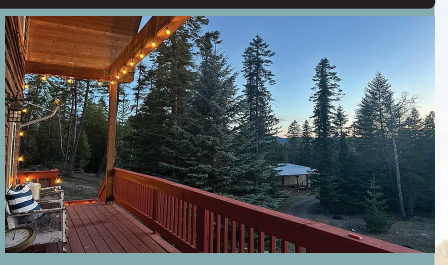
165 COMMONS LOOP STE. • KALISPELL, MT

This property is currently used as an office and features a sloping topography. It is zoned PUD-MED and sits on a 0.091 acre lot. Office space is approximately 3,960 square feet. Parking is available on the street. Additional details available upon request. This lot offers beautiful views of the Flathead Valley and looking into Glacier Park.

PRICE: $26 per sq ft • MLS#30038846

INCREDIBLE INVESTMENT OPPORTUNITY



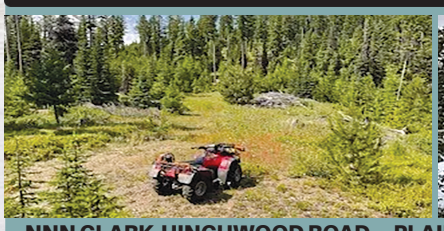


11578 S. WHITETAIL ROAD • BIGFORK, MT

Discover ultimate privacy at the end of the road on 10 stunning acres of level and gentle rolling land just southeast of Big Fork. Charming home that can use remodel and updating, use your imagination. Walkout basement includes a sunny rec room and corner bonus room. Includes a massive shop featuring open air covered bays on both sides. Enjoy the convenience of an RV pad with hookups and an impressive shop building tucked less than 2 mi. off Hwy 83 and just 10 minutes from Big Fork.

PRICE: $850,000 • MLS# 30039453

EASY OWNER TERMS

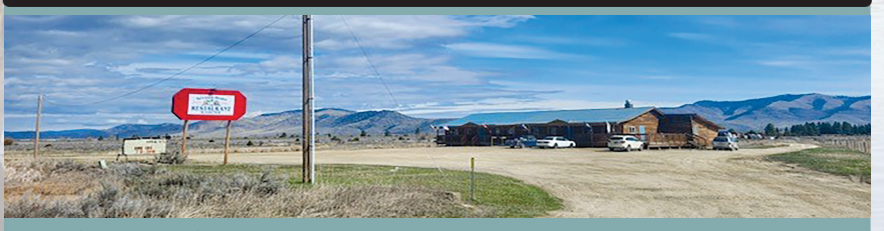


NNN CLARK-HINCHWOOD ROAD • PLAINS, MT

Rare Find Off grid with legal access through forest service easement via side by side, 4 wheeler, snowmobile, horse or on foot. Amazing Rare property with a total 317 Acres in 4 legal parcels which boarders private land, forest service land & Flathead Tribal lands. Overlooks Rainbow/Dog lake Huckleberry galore, unbelievable Elk, Deer, Bear, Turkey & grouse hunting as they move back and forth thru this property to the lake. Some timber amazing views with lots of level areas perfect for building your hunting cabin retreat, super nice secluded off grid get away or use as a private off grid air B&B. Lots of options Seller will carry a contract with 22% down.

PRICE: $635,000 • MLS#30038782

RESTAURANT BAR LIQUOR LICENSE



1962 MT. HWY 29 FRONTAGE ROAD • HOT SPRINGS, MT

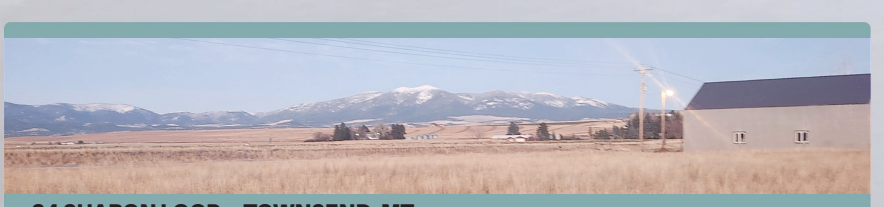
An investment opportunity with added perks! 5 acres with more acreage available. This commercial property includes a coveted beer and liquor license, making it ideal for a restaurant, bar, or event space in the heart of Hot Springs. Perfect for RV's , land development and potential

PRICE: $495,000 • MLS#30038879

42112 JUNIPER SHORES LANE • DAYTON, MT

This Breathtaking Montana retreat offers the perfect combination of luxury privacy, and investment potential Nestled on 2 acres, this spacious 4-bed 4-bathroom home boasts unobstructed panoramic views of Flathead Lake and the surrounding Mission mountains from nearly every room. The heart of the home is the kitchen featuring granite countertops gas stove and double oven The bathrooms are impressive with matching granite finishes A new gas furnace and the home is plumbed ready for AC For horse lovers or those seeking additional space the adjacent 1acre parcel includes a fenced horse barn with its own address offering endless possibilities "MOTIVATED SELLERS" Bring your offers all will be considered!!

PRICE: $950,000 • MLS#30035340



34 SHARON LOOP • TOWNSEND, MT

Build your dream home on this beautiful flat lot close to all the amenities Montana has to offer, hunting, fishing and hiking. Call agent for more information. We can build your home or build your own. Utilities to the lot.

PRICE: $134,900 • MLS#30038645

2132 HWY 2 EAST • KALISPELL, MT

Rare high visibility HWY 2 frontage. Building being remodeled with future tenant being able to have input in design of interior and features. More property in the rear can be leased for additional cost. Billboard for advertising/marketing.

MLS#30040986

FOR SALE OR LEASE

HIGHWAY 35 • CHESTON, MT

PRICE SUBJECT TO CLIENT REQUIRED FINISHES. High visibility and affordable! Mixed use Flex Building on busy HWY 35, Cheston, MT. Each unit has a shop space and living/office quarters. Large Pickleball court. Ready Spring 2025. Secure and easy access.

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ENGEL&VÖLKERS®

40 FOUR MILE DRIVE • KALISPELL, MT

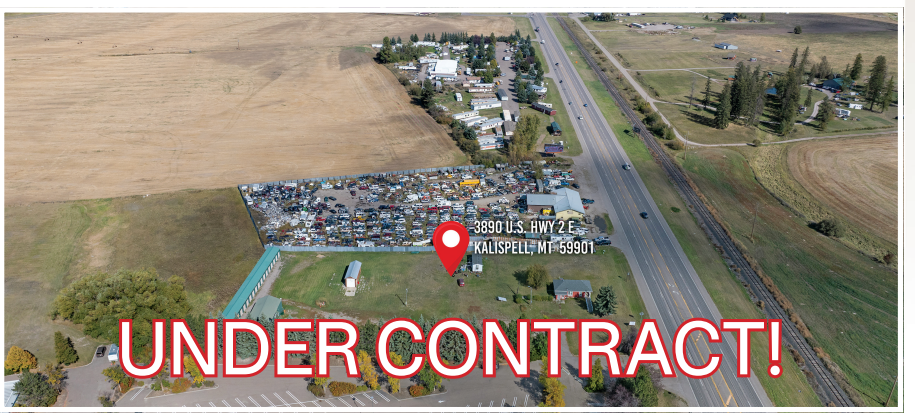
OFFERED AT $814,000

Tailored for discerning business professionals, this upscale office condominium currently functions as a high-end dental office. Featuring elegant knotty Alder wood trim and cabinetry, granite countertops, and a blend of plush carpet, stylish laminate wood, and hospital-grade vinyl flooring, this space exudes comfort.

3890 HIGHWAY 2 E • KALISPELL, MT

OFFERED AT $1,195,000

Golden opportunity to acquire a 2.26 acre parcel near Glacier Park International Airport for a lucrative storage unit facility investment. There are 20 storage units in place with each 9'x15', along with 2 larger storage buildings and a single-family, 2 bedroom, 1 bathroom home.



JEANIE DEETZ
ENGEL & VÖLKERS WESTERN FRONTIER - BIGFORK

459 Electric Avenue | Bigfork | MT 59911
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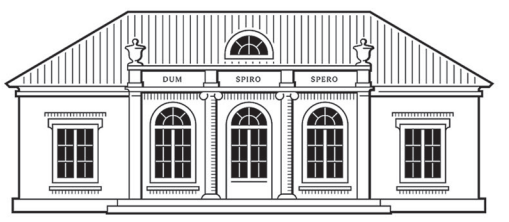
jeanie.deetz@evrealestate.com | www.jeaniedeetz.evrealeastate.com



229 MAIN STREET #A - STEVENSVILLE, MT

The best corner in Stevensville is here! This wonderfully updated commercial building was formerly an electronics store. The open foyer & display window w/ lots of natural light lend this location to many possibilities. The appx. 1,500 sqft of bsmt has a 6.9 ceiling height & is a very clean & wonderful storage area. Commercially zoned, city water & sewer make this an attractive place for your business. ***$549,000 - MLS#30040869***

811 - 813 S 1ST STREET - HAMILTON, MT

Excellent high traffic location on Hamilton's South side. Lots of upgrades have been done on this in recent months. Has been two separate businesses & last tenant opened it up but could be two again. Gas F/A heat, Off street parking, 2 garage bays, handicap access ramp, 2 1/2 baths, lots of windows, paved parking, alley access. Commercial Zoning. Tenant occupied, they have a lease for 2 years. ***$525,000 - MLS#30019812***

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193 Acres 20 Min. from Downtown Bozeman

MLS #395318 | $1,300,000
Vacant Land | 193.280+/-Acres

Experience the perfect blend of privacy and seclusion, on this expansive 193-acre property in Big Sky country. With multiple build sites offering stunning Tobacco Root Mountain views or panoramic 360-degree views of the Bridger and Madison mountain ranges. Easy drive to the Madison River, Bozeman, and the BZN International Airport.

Four-Plex Investment Opportunity

All 4 Units - #399834 | $1,690,000 - Single Unit - #398973 | $459,000

Excellent investment opportunity in Bozeman. Four individually deeded condos in one building. All units offer 3 bedrooms, 2.5 baths, a detached garage, plus a storage room for skis, bikes, & gear. 3 of the 4 units are currently rented at $2300 per month. Upgraded finishes throughout. Great location backing to trail system and close to shopping & dining. Being individually deeded offers investor flexibility; sell units individually or keep as long-term income property.

Mixed Use Development Opportunity

MLS #387873 | $1,395,000 | Commerical Land | 1.75 Acres

Build mixed use units with commercial on the main floor and residential upstairs. All currently completed architectural and engineering work will convey. 1.75 Acres of M-1 zoned land on the highly sought after NorthEast side of Bozeman. Plans for 23 mixed-use units have preliminary approval from city planning. Seller is a MT Realtor®.

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BOZEMAN BROKERS REAL ESTATE

COMMERCIAL SALE: BUILDING, BUSINESS & LAND

$1,850,000

L&S MEAT PROCESSING INC | MLS# 398532

Incredible opportunity to purchase this premier meat processing facility with its impeccable reputation for quality of service and processes! A vast, loyal clientele has been built over the last 20 years and the opportunities of continued growth are endless. Located in Dell, it is the only State-Inspected meat processing facility in Beaverhead County, where the cattle outnumber the people. Not only is L & S Meat Processing the premier location for SW Montana, it is licensed for business in the entire State. With the addition of USDA inspection and being located just 30 minutes from the Idaho border, the opportunities to increase revenues even further across state lines are phenomenal. This is a turnkey opportunity with all of the furniture, fixtures, equipment, assets, business name, reputation, vendor and client contracts, lists etc comprising L & S Meat Processing in its entirety are included in purchase price. Sellers will offer business operations training for an agreed upon time frame after closing. Call to learn in greater detail about this proven income producing opportunity!

inventory included • built 2013 • 5,073 sq ft under cover • 3 walk in freezers
equipment included • vendor and client contracts • expansion opportunities
1+ acre(s) (final survey in process) • business operations training
turnkey, successful, proven business

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1002 HOLLENBACK LANE • DEER LODGE, MT

Well situated office building with long-established leases in place. 8520 SF Building has been very well maintained & is in excellent condition. 1.23 Acre Lot has mature landscaping and UG Sprinklers. Easy access location - right off I90, close to Gas Station, restaurants & Hospital. Tenants are the State of Montana with a 5-year lease and the USDA with a 10-year lease.

$1,400,000 - MLS#30016883

Call me for a tour!

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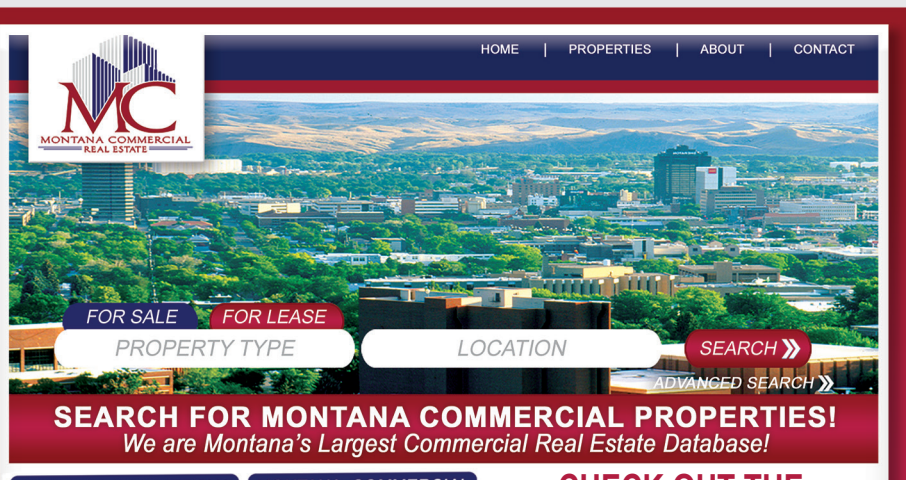

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4 MAIDEN BASIN DRIVE • GARDINER, MT

Looking right into Yellowstone National Park, the Yelllowstone 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#

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LEGACY LANDS, LLC
jeannettemikos@gmail.com

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177 RIDGEWAY DR UNITS 2 • BELGRADE, MT
Excellent commercial building. Brand new construction that will be completed in August of 2024. Two 14ft overhead doors. 3,600 SF shop space & 533 SF of office space. Lg area for parking. Don't miss your opportunity to grab one of these. **$16.50 PER SF. MODIFIED GROSS | MLS#392070**
CALL NATE DYK 406-539-1155 OR MIKE DEVRIES 406-580-2345

421 2ND AVE W • THREE FORKS, MT
Excellent opportunity to start or grow your current business right here in Three Forks. This 4,800 SF building has been recently constructed & has so much to offer. W/Two 14ft overhead doors, great outdoor parking, bth w/ shower, nat gas heater in the shop & electric baseboard heat in the office. Great location & wonderful exposure. Schedule a showing today! **$10.50 PER SF + NNN | MLS#393009**
CALL NATE DYK 406-539-1155

123 W ELM ST • THREE FORKS, MT
Path of Progress Opportunity!! Here is an incredible chance to own your own brewery! Located in the lovely town of Three Forks, MT. Sale to include award winning Brewery business w/2,457 SF Brewhouse & a 4,800 SF warehouse that can be owner occupied or rented out. Brewery business will include all FF&E 2 buildings & 2 city lots totaling .72 ac. There are many possibilities w/this property if a Brewery is not your thing. Bring your ideas!! Excellent highway exposure, plenty of parking & easy access to get in & out. **$2,195,000 | MLS#397441**
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LOTS 4, 5, AND 6 TRAKKER TRAIL • BOZEMAN, MT
Here is your chance to own 1 to 3 excellent city lots to build on or for your investment. These lots are zoned B-2 & allow for Commercial & Residential in the same building. Situated right off of Baxter Ln, the lots have wonderful exposure to passing traffic & are very accessible. Surrounded by neighboring Commercial buildings as well as Residential these lots have endless possibilities. You will find that these lots are very close to Parks, Schools, Medical, Restaurants, & Shopping. 3706, 3726, & 3738 Trakker Trl. **$825,000 | MLS#389281**
CALL NATE DYK 406-539-1155

2744 WEST MAIN • BOZEMAN, MT
Perfectly located retail/office building in a high traffic area between downtown Bozeman, Montana State University, & the Gallatin Valley Mall Main floor retail area features 4500 SF, multiple entrances, storefront windows, vaulted ceilings, private storage, showroom & more. Secondfloor is 2300 SF w/private offices, break room, large open area & 2 stairways. This is a great place for your growing business. **$19.25 SF + NNN | MLS#397651**
CALL EVAN MCCAW 406-581-2213

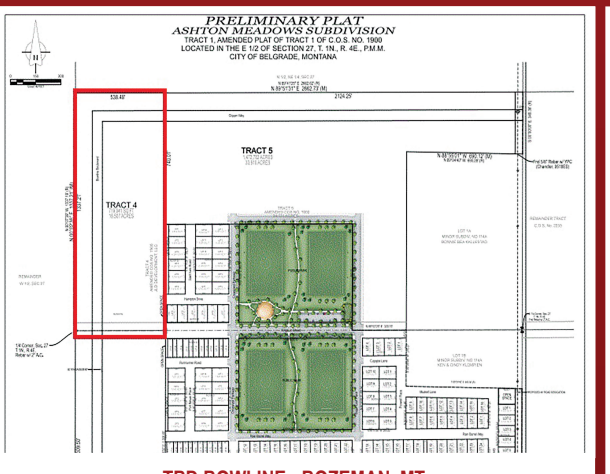
175 RIDGEWAY DRIVE UNITS 1, 2, & 3 • BELGRADE, MT
Excellent commercial building. Great location & very accessible. Brand new construction that will be completed late spring and move in ready by late spring. Six 14ft overhead doors. A total of 10,800 SF of warehouse space & 1,599 SF of office space that is split between upstairs & main floor. Main floor office includes stained concrete flooring w/a bth, shower, & hook ups for a washer & dryer. Large yard space for parking. Do not miss your opportunity to grab one or all of these units. **$16.50 SF | MLS#397741**
CALL NATE DYK 406-539-1155 OR MIKE DEVRIES 406-580-2345

YELLOWSTONE COMMERCIAL CENTER • BOZEMAN, MT
Several sizes of warehouse/office space available spring/summer 2025. Excellent location, Large parking areas, Quality finishes. Call for details.
$18.00 SQFT | MLS#399938 | MLS#399854
CALL MIKE DEVRIES 406-581-2345

195 HIGH K STREET • BOZEMAN, MT
Rare opportunity to buy your own 7300 sq/ft building on 1 acre. Abundant office space, Lots of parking with paved parking in front and gravel storage area in back. This is a great building that would be difficult to reproduce at this price!!
PRICE TBA | MLS#400031
CALL MIKE DEVRIES 406-581-2345

TBD W HALEY SPRINGS • BOZEMAN, MT
Great opportunity to own a 2.16 ac commercial lot in Woodland Park Subdivision. Just miles west of Bozeman. Excellent location to build or grow your business. M-1 County Zoning, RAE Water & Sewer district, 3 phase power & Fiber available. **$1,299,000 | MLS#384406**
CALL MIKE DEVRIES 406-580-2345

81341 GALLATIN ROAD, UNIT C
BOZEMAN, MT
Great option for affordable 2,000 sf. finished office space on 191 near 4 Corners and Gallatin Gateway. Easy access to Big Sky, Bozeman and Belgrade. Additional 2,000sf. of office may be available in the adjacent suite.
PRICE $9/SF, $1,500/MONTH+NNN
MLS#397674
CALL EDDIE STEINHAUER 406-580-1456



TBD BOWLINE • BOZEMAN, MT
16 Ac R-4 Development ground in Belgrade w/future sewer capacity of over 300 units. Property is annexed & zoned R-4. Property is just North of new Story Creek Elementary school. **$6,000,000 | MLS#369314**
CALL MIKE DEVRIES 406-580-2345

6674 MALTESE • BOZEMAN, MT
Large manufacturing/warehouse unit. On Bozeman's West side. In the Cougar Industrial Park. 4,700 sqft of shop space and 1,668 sqft of mezzanine office. It also includes a 500 sqft office on the main floor. Fenced and secured parking area roughly 5,000 sqft in front of the unit. 220 power. Water. 20-ft ceilings, 18 ft door.
$17.00 / SQFT GROSS LEASE | MLS#398317
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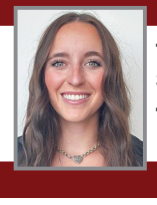

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$1.9M SALE

- Class A Medial space located in prime location
- 8,525 SF building
- Strawhouse construction, highly efficient
- Two units
- 2,862 SF space available for lease ($18 per SF gross modified)
- Built in 2006

MONTANA CITY GRILL & SALOON TURNKEY RESTAURANT - HELENA, MT

- Family Style Restaurant located at Montana City Exit just minutes from Helena
- Casino & bar w/full liquor license
- 8,218 SF building on 2.88 ac site
- Main floor restaurant can seat 195 people
- Second lvl banquet room
- Many recent updates

FOR LEASE

600 LOLA STREET - HELENA, MT
EAST SIDE OFFICE SPACE FOR LEASE

- Private offices from 145-205 SF
- $500-$3,3750/mo
- Gross Lease
- Lease 1 or multiples
- Free parking, easy access

1450 HIAWATHA STREET
3,600 SF SHOP FOR LEASE

- Has front reception office, 2 shop areas, & fenced yard
- Shop has 13' ceilings & 12' doors. Floor drain, shop sink, 50-amp outlet, washer + dryer hookups
- Located on the west side 1 block off of US-12

251 SADDLE DRIVE
3,168 SF MEDICAL OFFICE SUITE

- Located between St. Pete's & Shodair on Winne Avenue
- Space has a lg waiting room, reception, kitchenette, 6 offices (3 of which have plumbing), a lab/nurse station, operatory bay (room for 3 chairs), 2 bths, & a utility room w/wash/dryer hookups
- Built in 2000

LIVERY SQUARE
VARIOUS OFFICE SUITES RANGING FROM 900 - 2,000 SF

- Recent improvements to the exterior & interior
- Located at the entrance to downtown - walkability to cafes, restaurants, parks, bars, business services
- Sits prominently on a 5 way intersection

64 MEDICAL PARK DRIVE
1,275 SF DENTAL OFFICE FOR LEASE

- Space has a waiting/reception room, 4 exam rooms, 2 private offices, various storage spaces
- Located in the South Hills Medical Park Drive Subdivision next to Shodair & St. Pete's.
- Easily accessible on-site parking w/two points of access

535 N EWING
2600 SF OF CLASSROOM/DAYCARE SPACE

- 4 lg classrooms w/floor to ceiling cabinets, 1 private office
- Men's & women's bths, access to a commercial kitchen & playground
- Located downtown in the First Presbyterian Church

DAVE'S 32OZ BAR GRILL & BOWLING
TURNKEY REMODELED BAR
W/SELLER FINANCING AVAILABLE

- Offers a bar, grill, bowling, & gaming under one roof. Also has a 1 bd/1 bth apartment
- Too many improvements to list
- Located a half mile from I-15 in Boulder, MT
- Famous for its pickle shots & known as a hub for side-by-side riders & other recreationists

3000 CANYON FERRY

- Restaurant opportunity - equipment for sale, a lease space on a prime corner, & a liquor license
- Table seating for 48 guests, & a bar
- Nearly brand new equipment - kitchen, dish area, prep area, 1 walk-in freezer, 1 walk-in cooler. Comes w/a 20' insulated storage container
- Lots of parking available & high traffic counts

GOLDEN OPTIONS CARE - HELENA, MT
15 ROOM ASSISTED LIVING FACILITY

- 7,248 SF building on over 3 acres
- Fully staffed and well managed
- Great amenities for patients

UNDER CONTRACT!

910 HELENA AVE - HELENA MT
$1,700,000 - $108/SF

- 3 story office building
- Quiet & easy to access
- Central location, good access
- State lease terminates in 2024
- Perfect location for owner-occupant

FOR LEASE OR SALE

7 WONDER ROAD - CLANCY MT

- Ample parking
- Suitable for a wide range of business needs
- Shop and office space

FOR SALE OR LEASE!

1200 BOZEMAN AVE - HELENA, MT
DIAMOND PRODUCTS BUILDING

- CLM Zoning
- Gentrified Area w/Continued Growth 13,770 Cars Per Day
- 31 Vehicle Spots
- Lg Warehouse Building w/ Gross Square Footage of around 30,000 SF

TORI BUGNI
Sales Associate
406-558-9077

MIKE JOKI
Sales Associate
406-431-5157

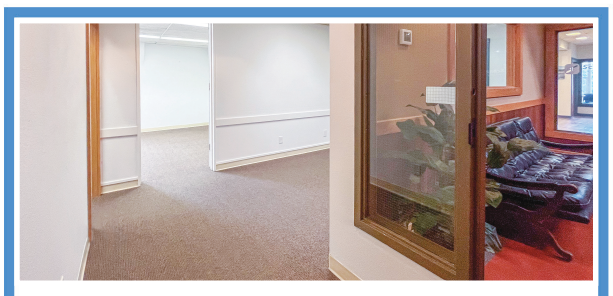
MARK RUNDE
Sales Associate
406-916-2259

BEAU STUMBERG
Sales Associate
406-439-2884

ELKHORN INN & MONTANA CITY STORE

MOTEL & C-STORE BUSINESS OPPORTUNITY

- 22 Bed Hotel
- Great Business Opportunity
- Located in the hub of Montana City
- Located just off the I-15
- Convenience store
- Fuel Pumps



318-320 N LAST CHANCE GULCH UNIT 2E-2F - HELENA MT

AFFORDABLE DOWNTOWN OFFICE SPACE FOR LEASE

- 1,055 SF of office with 4 or 5 offices and reception
- Common area kitchenette, conference room, lobby
- Located on the bustling 300 block of N Last Chance Gulch
- $1,600 Per Month

LOT 5, BURNHAM RANCH - HELENA MT

1.15 ACRE LOT FOR SALE

- Frontage to 20k VPD
- B-2 Zoning
- Utilities in place, ready for construction
- 2 minutes to I-15
- Dozens of national brands in the vicinity

316 FULLER AVENUE - HELENA MT

1,805 SQFT OF HISTORIC DOWNTOWN OFFICE FOR LEASE

- 4 Spacious offices, reception, private bath, & an IT/print room
- Beautiful woodwork, & ornate touches
- Has AC, & data networking

790 COLLEEN - HELENA, MT

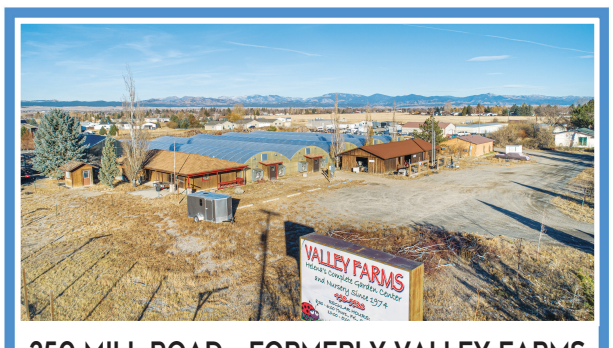
$849,000

- New 10 year USDA lease
- Recent improvements
- Long term tenancy
- CLM zoning

CROMWELL DIXON LN

COMMERCIAL LEASE 2024

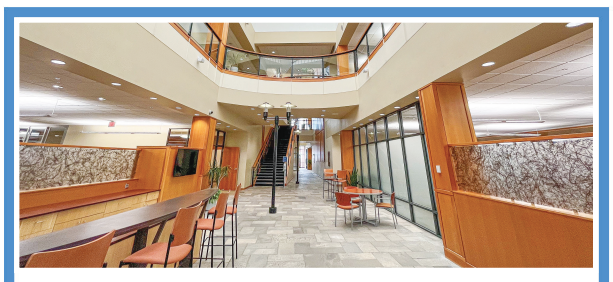
- 5,000 SF
- Located at busy Skyway Regional Shopping Center
- To be built reserve your space today!



250 MILL ROAD - FORMERLY VALLEY FARMS

GREENHOUSE SPACE FOR SALE

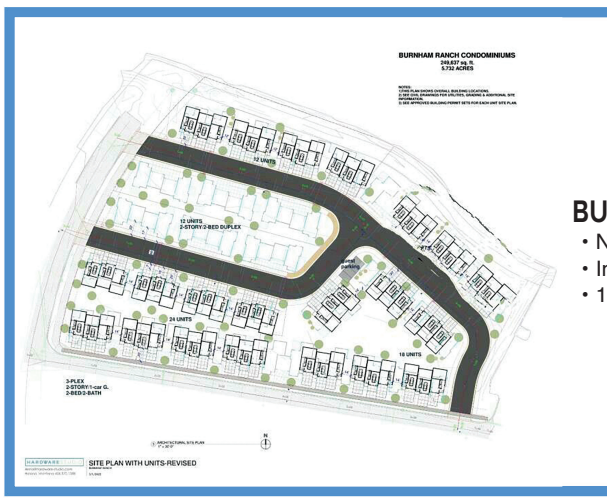
- 3.98 acres with two wells
- 23,600 SF of greenhouse
- 2,000 SF of retail/office
- 1,500 SF of warehouse
- Great opportunity to grow lots of produce



GORGEOUS DOWNTOWN CLASS A OFFICE

FOR LEASE - 22,000 +/- SF

- State-of-the-art building techniques & beautiful finishes
- Meticulous attention to creating a congenial workplace atmosphere
- Covered parking garage connected to the building
- Furnished w/high quality furniture



BURNHAM CONDOS

- New Construction
- Individual Condos
- 12 completed

40 W LAWRENCE ST STE D - HELENA MT

1,507 SF DOWNTOWN OFFICE OR RETAIL LEASE W/ PARKING

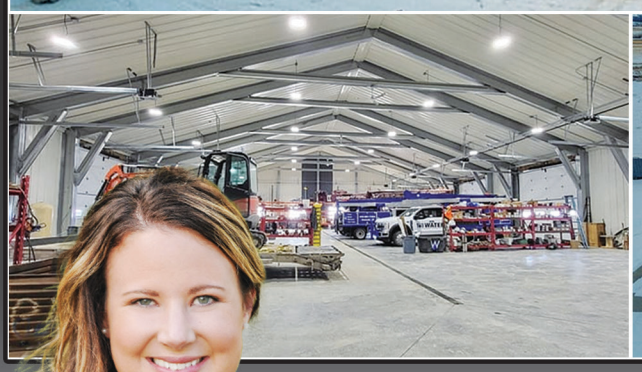
- Reception w/lg storefront window
- 2 triangular workspaces, 28'x18' open workspace
- 20' ceiling w/exposed wood & steel
- Ground level, ADA accessible, 3 free parking spaces

TRINITY SUBDIVISION - HELENA MT

LOTS 1 & 2, JORDAN DRIVE

- Lot 1 is 5.7 ac & Lot 2 is 10.9 ac
- Area w/high traffic counts, nearby development, easy access, & highly developable land
- Located near Helena's shopping district, off of I-15

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
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CKWELBORN@GMAIL.COM

BEST OF THE WEST PROPERTIES

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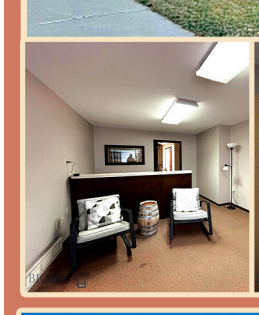
DILLON MT 59725
406-683-5373
BestOfTheWestProp@gmail.com

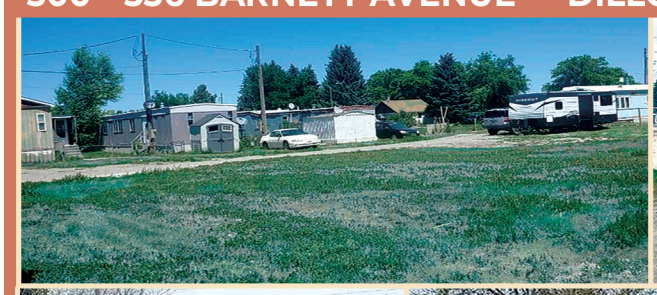
310 E SEBREE STREET • DILLON, MT

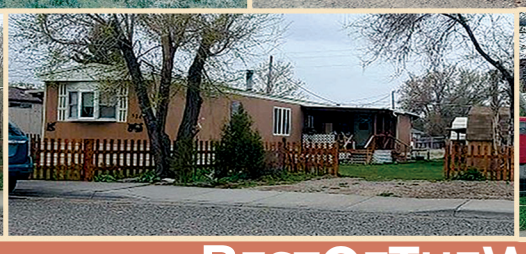


THIS IS A VERY VERSATILE PROFESSIONAL OFFICE BUILDING WITH MANY OPTIONS FOR UTILIZING SPACE. This quality building is centrally located 2 blocks from Post Office & Courthouse & 5 blocks from the University, in Dillon, MT. The main floor has 4 outside entrances, a lg break room, 2 baths, huge conference room and 4 multi-office suites + off-street parking. The downstairs currently houses an attorney with 4 private offices, 2 large receptions 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

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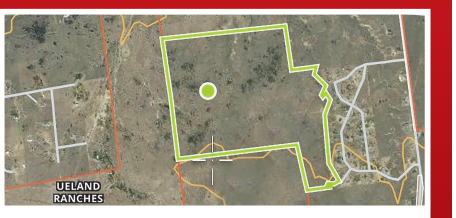
David Brandon
BROKER/OWNER
406-594-9121

2030 11TH AVENUE - HELENA, MT

GREAT office/medical location! Flexible open span space. Great for engineering firm, medical or ??? Close to Interstate for quick access in & out of Helena. Many private offices (all w/windows), reception areas, conference rooms & open area work space. Bring your business here! 2 separate suites available, aprox. 2070 & 2060 sf. respectively. Available NOW!

FOR LEASE – 17/SF – MLS#30015965



TBD INDIAN PAINTBRUSH RD - BUTTE, MT

HUGE Price Reduction! This 203 acres EXCELLENT RESIDENTIAL DEVELOPMENT POTENTIAL with central water, power, gas, cable all bordering/close to the property. Beautiful Views and plenty of options on this property located just south of Rocker and just 2.5 miles west of Butte. This would be a perfect horse property or multiple horse properties. Call David Brandon at 406-594-9121. Now very attractively priced at $850,000.

$850,000 – MLS#30014681

ELK PLAZA - HELENA, MT

1422 Euclid, One unit available, approximately 1,200 sqft. New Furnaces and AC. Private restrooms. Great west side location on a highly visible and busy street. $1350/mo, plus CAMs and NNN. Contact David Brandon 406-594-9121.

$1,350/MO – MLS#30020655

TBD THOMPSON STREET - BOULDER, MT

Commercial Development Property in Boulder City Limits. 8.65 ac on Boulder's south side, close to schools, MDC & all Boulder has to offer. Property is subdivided into 8 lots. Power, Gas, Cable, & Phone all to the property. City water and sewer close but not to the property. Easy development into 1+ ac lots. $340,000 buys it all.

$340,000 – MLS#30005072

To find all listed properties for Helena and the surrounding areas go to: **www.AVATARREALTYMT.com**

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Creative Finance & Investments, LLC
1821 South Ave W, Missoula, MT 59801, USA
Info@creative-finance.com | www.creative-finance.com
Telephone: 406-721-1444
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We are equity based private money lenders located in Missoula, MT for over 30 years. CFI specializes in fast closings on real estate loans throughout the state. We require minimal documentation and disclosures allowing us to get you funding quickly. We maintain a diverse long-time local investor base to assist our funding. We also pay quick cash for you Real Estate Notes or Contract Receivables. We **DO NOT** loan on owner occupied property.

Rates 10-13%	**Loan Amounts** $50,000-1,000,000+
Lien Position 1st Lien Position 2nd Lien Position considered with large equity	**Quick Closings** Fund dispersal within 30 days
Terms 6 Months to 3 Years with minimal prepayment penalty	**Property Types** All property types except owner occupied residential
Fees 3-6 points	**Project Completion** Construction loans for projects with substantial progress

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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**

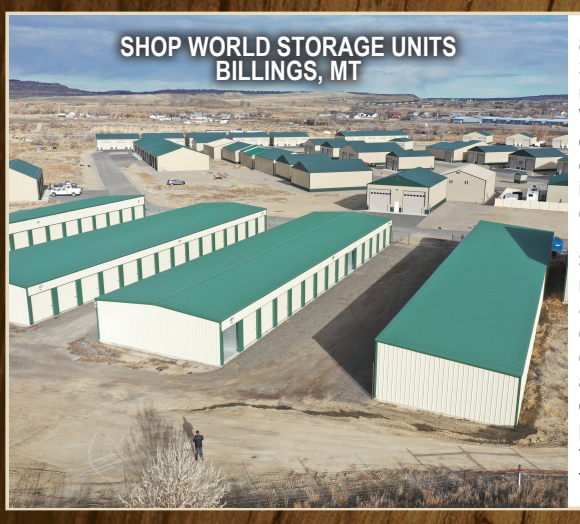
3729 GREEN ACRES DRIVE - BILLINGS, MT

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**

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2823 AIRPORT ROAD
HELENA, MT

Outstanding 10 ac property w/4 buildings & related spaces on it. 2819 & 2823 (related storage & ground space) & 2827 are all currently committed to long-term leases. 2831 is not currently leased but is listed for lease (MLS#22005788). This property is on city water & city sewer w/2 add'l wells for irrigation lawns & landscaping. Outstanding income is in place & financials are available w/signed non-disclosure agreement. Potential for growth. You need to check this one out. Listing agents must be present at showings. **$5,350,000**

1618-1622 MONTANA DRIVE
ANACONDA, MT

Investment property – This is a multi-tenant commercial property located at the entrance of Anaconda. The property has great HWY 2 exposure. There is 5,000 SF of main lvl leased retail space. 2,060 SF of leased space utilized as an indoor shooting range. The upper-lvl is three 3-bed/2-bath apts w/high-end finishes. One-unit rents for $1,400/mo, one rents for $1,500/mo, & the third rents for $1,800/mo. There is a highly successful coffee kiosk that pays $800/mo ground lease. There is an RV hookup w/electricity & sewer. There will be a minor lot line adjustment to be filed w/the Clerk and Recorder. Showing is BY APPOINTMENT ONLY! **$1,450,000**

3703 ALICE STREET
HELENA, MT

Two .59 acres lots in the newly platted Commercial Phase 5 of Mountain View Meadows. These lots are situated between two new office buildings to be constructed. Natural gas and electric service are provided by North Western Energy. City water and sewer. Fiber to the lots, city curb, gutter, and drainage in place. The plat map and covenants are available. A great opportunity to locate in Mountain View Meadows! **$335,000**

3695 ALICE STREET
HELENA, MT

Two .59 acres lots in the newly platted Commercial Phase 5 of Mountain View Meadows. These lots are situated between two new office buildings to be constructed. Natural gas and electric service are provided by North Western Energy. City water and sewer. Fiber to the lots, city curb, gutter, and drainage in place. The plat map and covenants are available. A great opportunity to locate in Mountain View Meadows! **$335,000**

1311 NORTH MONTANA AVE
HELENA, MT

Outstanding commercial lot in a prime location! Corner lot on North Montana, Boulder Avenue, and Helena Avenue. Approximately 52,233.27 square feet/0.43 acres. A reciprocal easement for 25 feet (12.5 feet from each owner) North-South roadway is of record. Ready to build your project on! **$1,365,000**

2831 AIRPORT ROAD
HELENA, MT

Very well- maintained office building with two other nice buildings in a treed and grassy courtyard. (which covers real property taxes, building insurance, and CAM charges to include garbage, ,summer and winter exterior services) PLUS then tenant will be responsible for placing gas, electric, water, sewer services into their name and paying those charges as direct invoice from provider. Annual escalator of 2.75%. 3-5 year lease term. **$11.50/ft2 base lease +$5.25 NNN charges**

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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

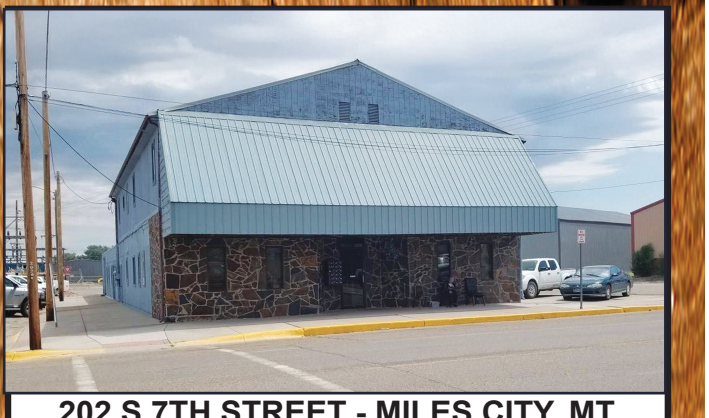
Mom's Laundry - Commercial Opportunity. This 3,000+ sqft, turnkey business in downtown Baker, MT includes REAL ESTATE, BUSINESS, & F.F.E. Built in 2010, the facility offers self-serve laundry, wash & fold, & starch/press services. Equipped w/top-of-the-line Speed Queen washers, dryers, & more, the space 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

CENTURY 21 GREAT FALLS COMMERCIAL®

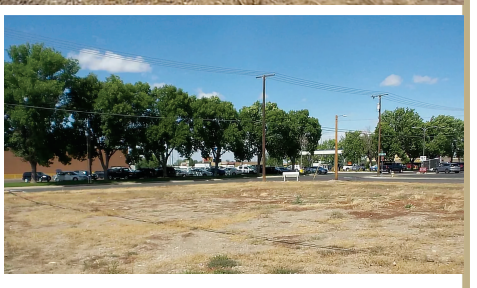
www.buymontanarealestate.com

47 CARAGANA DRIVE – ULM, MT

Dream Horse Property Near Great Falls, MT Your Perfect Oasis Awaits! Discover your ideal horse property just minutes from Great Falls, MT, nestled in the town of Ulm. This exceptional 11.6-acre estate combines luxurious living with equestrian paradise, offering everything you need for comfort and convenience Enjoy 3 bedrooms and 2 bathrooms Cook up a storm in the updated kitchen and relax in the stylishly remodeled bathrooms with jetted walk in tub and shower, Daylight Basement is a versatile space perfect for movie night or your office. the large Workshop with Extra Three-Car Garage Ideal for additional storage, Horse Barn where Your horses will thrive in a well-equipped barn designed for their care and comfort. Riding Area: A dedicated space for training, riding, or simply spending time with your horses. easy access to Great Falls, Dont miss the chance to make this dream property your own.

$849,000 - MLS#30031057

0 24TH STREET SOUTH – GREAT FALLS, MT



GREAT LOCATION in Great Falls for you to build or use as storage. Has a new chain link fence around the -.813 acre property.

$550,000 - MLS#30000744

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COMMERCIAL LAND FOR SALE

FOR SALE — 104 E MAIN STREET BOZEMAN, MT

- THE NATIONAL: EXTENSIVELY RESTORED HISTORICAL BUILDING IN HEART OF DOWNTOWN BOZEMAN
- MULTIPLE OFFICE SIZES AND LAYOUTS AVAILABLE ON FLOORS 3 AND 4
- OCCUPANCY RECEIVED
- BASEMENT CONFERENCE ROOM AND EXTENSIVE GYM AVAVILABLE TO ALL TENANTS

$35/SF + NNN

FOR SALE — 7585 SHEDHORN DRIVE BOZEMAN, MT

- 3,224 SF STANDALONE OFFICE BUILDING
- 10 WINDOWED OFFICES
- RECEPTION WITH WAITING AREA, KITCHENETTE, CONFERENCE ROOM, STORAGE
- YARD AREA WITH TWO STORAGE SHEDS
- LARGE, PRIVATE PARKING LOT

$19.50/SF + NNN

FOR SALE — 1946 STADIUM DRIVE BOZEMAN, MT

- GREAT LOCATION IN STADIUM CENTER ACROSS FROM BOBCAT STADIUM
- 5,600 SF
- TWELVE PRIVATE OFFICES OF VARYING SIZES
- BULL PEN AREA, CONFERENCE ROOM, COPY ROOM

$25/SF + NNN

FOR SALE — 400 E BABCOCK BOZEMAN, MT

- HIGH VISIBILITY LOCATION ON CORNER OF BABCOCK AND ROUSE IN DOWNTOWN BOZEMAN
- 5,000 SF OFFICE BUILDING WITH LOTS OF OPEN OF OPEN SPACE
- FOUR OFFICES PLUS A KITCHENETTE
- LARGE CONFERENCE ROOM WITH COLLAPSABLE WALL FOR ADDED FLEXIBILITY

$25/SF + NNN

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BERKSHIRE HATHAWAY HOMESERVICES
MONTANA PROPERTIES

COMMERCIAL DIVISION

425 Grand Dr. | Big Fork

- Multi-use zoning, offers 5 distinct rentals
- 3000± sf of decking and patio space
- North East corner of Flathead Lake

$2,500,000 | #30021739 | 406.837.1800

1800 S Reserve St. | Missoula

- Prominent location off Reserve Street
- Private parking for clients and employee
- Expansive floor plan

$1,850,000 | #30022981 | 406.544.1442

415 Grand Drive | Big Fork

- Rare downtown Commercial Properrty
- 1,328± sf home w/ 0.43± acres
- Zoned B-3, commercial or residential

$1,275,000 | #30034413 | 406.250.2995

289 Rodeo Drive | Florence

- 4,288± sf
- 3 separate leased suites
- Exterior and Interior are well maintained

$1,250,000 | #30030363 | 406.556.7705

33953 Fox Road | Polson

- 4.85± Acres with 3 bed, 2 bath home
- 2,400± sf shop and studio with bath
- 1.320± sf retail storefront

$1,250,000 | #30029438 | 406.556.7705

322 W Spruce St. | Missoula

- Downtown Missoula Location
- Offers 2 buildings + off-street parking
- Multiple rentals

$1,200,00 | #30024211 | 406.880.4988

1130 S 1st St. | Hamilton

- 2,446± sf custom home on site
- 2 storage buildings, each 4,000sf
- HWY 93 frontage w/ signage and views

$1,199000 | #30032351 | 406.360.0117

31566 S Ferndale Dr. | Bigfork

- 6,535+ sf double building warehouse
- Large garage doors
- NO HOA, COVENANTS OR ZONING

$1,150,000 | #30028294 | 406.890.4601

576 Mt Highway 282 | Clancy

- Professional-grade 3-phase wood shop
- Turn-key opporation with lots of extras
- MLS# 30032873

$984,900 | 406.556.7705 & 406.437.9493

2323 Ernest Ave. | Missoula

- 10 fully leased lots
- Prime location
- MLS #30034711

$975,000 | 406.360.3905 & 406.721.4141

5388 Us HWY 93 S | Conner

- No business for sale, real estate only!
- 5.78± acres with over 6000± sf building
- Currently leased, operating restaurant

$947,000 | #30023683 | 406.360.5161

856 U.S. 93 | Victor

- No Covenants! Only Real estate
- 2,200± sf office space, 1,200± sf shop
- Lot of expansion possibilities

$849,000 | #30033407 | 406.381.6576

3660 N Montana Ave. | Helena

- Comfortable living w/ 2 bed, 1 bath home
- 30X40 heated shop, over sized doors
- Outside city limits with easy access

$725,000 | #30041114 | 406.459.7573

524 S. 1st Street | Hamilton

- Highly visible corner lot on HWY 93
- National Register of Historic Places
- Establish your unique business here!

$450,000 | #30014044 | 406.381.0067

2825 Stockyard Rd. #E-6 | Missoula

- Desirable flex space in North Reserve
- Close to amentities
- 10 ft. overhead door on alley

$315,000 | #30038570 | 406.544.7359

403 N Higgins Ave. | Missoula

- FOR LEASE: 4,800± sf space
- Large open dining area on main floor
- Highly visable corner lot, downtown

$8,500 | #30038623 | 406.721.4141

101 Whitewater Place | Polson

- FOR LEASE: 5,604± sf space
- Ridgewater Commercial Subdivision
- Near front entrance, high ceilings

$6,445 | #22207120 | 406.360.9849

101 Whitewater Place, Polson

- FOR LEASE: 634± sf space
- Lake and mountain views
- Private entrance, 2 ADA bathrooms

$1,109.50 | #22214514 | 406.250.2995

126 W Broadway St. #102 | Philipsburg

- 520± sf professional or retail space
- Includes ADA bathroom
- Heart of historic downtown Philipsburg

$950 | #30034503 | 406.544.7359

126 W Broadway St. #105 | Philipsburg

- Includes ADA bathroom
- 520± sf professional office or retail
- Direct access from wide, pass hallway

$950 | #30034501 | 406.544.7359

Visit Us In:

BIGFORK | BIG SKY | BOZEMAN | BUTTE | ENNIS | HAMILTON | HELENA | KALISPELL
LIVINGSTON | MISSOULA | POLSON | SEELEY LAKE | SHERIDAN | TWIN BRIDGES | WHITE SULPHUR SPRINGS

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BERKSHIRE HATHAWAY HOMESERVICES
MONTANA PROPERTIES

COMMERCIAL DIVISION

140 E. Main Street | Bozeman

- Krueger Building in Downtown Bozeman
- Legacy investment property!
- Houses a variety of businesses

$13,395,000 | #379293 | 406.581.3455

422 S. Main Street | Livingston

- Multi-Use Building
- 24,680± sf building w/residential units
- Exceptional location w/strong rental hist.

$2,990,000 | #364276 | 406.580.6501

189 Graves Trail Unit #A & #B | Bozeman

- Two Commercial Condos w/ 17ft. Ceilings
- 1,900± sf
- Easy on and off access

$1,315,000 | #399246 | 406.586.7676

TBD (Lot 3) N Cottonwood | Bozeman

- Brand new commercial development
- High traffic area w/B-1 zoning
- Great retial or office space!

$975,000 | #396998 | 406.579.6530

TBD (Lot 1) N Cottonwood | Bozeman

- Brand new commercial development
- Close to Gallatin High School
- B-1 zoning, mix of retail or office uses

$850,000 | #397001 | 406.579.6530

TBD (Lot 2) N Cottonwood | Bozeman

- High traffic area w/B-1 zoning
- Brand new commercial development
- Common parking, utilities in place

$850,000 | #396999 | 406.579.6530

2136 East River Rd. | Livingston

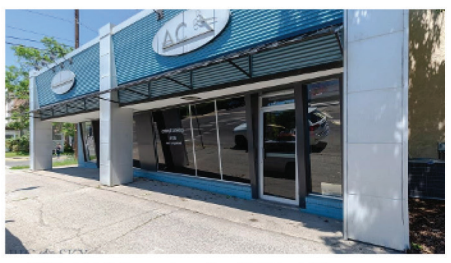
- Versatile property in the Paradise Valley
- Popular vacation rental
- All furnishings are included in the sale

$825,000 | #398410 | 406.579.1915

304 N Main Street | Butte

- 17,446 ± sf building , The Tultle Building
- C3 Mixed Use Zoning
- Centrally located, great exposure

$700,000 | #392444 | 406.490.0338



135 W Mendenhall St. | Bozeman

- 3,760± sf building w/ Assignable Lease
- Distinguished cosmetology academy
- Proven tack record of good income!

$693,999 | #393915 | 406.580.7919

2125 Harrison Ave. | Butte

- 7,762± sf building
- Expansive floor plan, offers flexibility
- High traffic volume

$690,000 | #397777 | 406.498.6465

403 W Houston St. | White Sulphur Springs

- Great investment opportunity!
- 3904± sf, open floor plan
- Wrap around porch, endless possibilities

$600,000 | #392378 | 406.439.6904

302 E Callender St. | Livingston

- Downtown Livingston Gem!
- Historic architectural details
- Central Business Zoning District

$524,900 | #399316 | 406.223.3389

1300 Happy Lane Unit #2 | Belgrade

- Prime location for investment buyers
- 18 ft ceilings & 14' x 14' garage door
- MLS# 398718

$518,050 | 406.539.5358 & 406.522.0288

743 S Wyoming Street | Butte

- 27,440± sf building/warehouse
- Prime uptown Butte location, zoned C
- Endless development possibilities

$499,000 | #394556 | 406.498.6465

TBD (Lot 5) N Cottonwood | Bozeman

- B-1 zoning, mix of retail and office uses
- Cottonwood and W Babcock Street
- Common parking and utilities in place

$495,000 | #396996 | 406.579.6530

1102 Jackrabbit Lane #1 | Belgrade

- Expansive warehouse space near Bozeman
- Designed for low maintenance & high efficiency
- MLS# 399006

$489,260 | 406.539.5358 & 406.255.0288

900 S Washington Street | Butte

- Newly remodeled from top to bottom!
- ADA compliant, fully versatile reception
- Ample parking space within the large lot

$275,000 | #389747 | 406.498.6465

107 E Main St. | White Sulphur Springs

- Incredible investment opportunity!
- Great rental history
- Space on the lot to add on in the back

$220,000 | #387104 | 406.439.6904

58 Silver Leaf Lane | Bozeman

- FOR LEASE: High Visible Corner Lot!
- Convenient location near Airport
- MLS#391146; long-term lease available

$28,224 | 406.522.0288 & 406.539.5358

1700 W Koch Unit #6 | Bozeman

- 1,987 ± sf building, $18/sf gross lease
- Convenient location with mature trees
- Large parking lot

$18 | #398609 | 406.579.8967

Visit Us Online at:

COMMMT.COM

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410 CENTRAL AVENUE - GREAT FALLS, MT

PRIME DOWNTOWN SPACE FOR LEASE!

STARTING AT $14/SF MANY OPTIONS AVAILABLE, FROM 450-35,000 SF

Don't settle for an ordiary office! Your workspace is more than just a place to clock in - it's where you spend a significant part of your life shaping your success. These spaces are thoughtfully restored to their orginal glory, showcasing architectural elements that inspire creativity and energize your entrepreneurial spirit. With customizable finishes to match your vision, these spaces are designed to elevate your work enviroment! If you are looking for high visibility, and traffic counts in the downtown Great Falls core, this is IT! The modern AND historic building offers 35,000 sq ft of floor space on the ground floor that captures Central Ave and 4th St N. attention with its long expanse of big windows. Previously, the versatile space was leased to a call center, but would be ideal for retail, a bar/restaurant/brewery, law firm, medical services, government, general offices, and so much more. Currently, there is a lobby, reception, seating areas, conference rooms, a full kitchen and dining space, bathrooms, and loading dock. Also, enjoy an extensive fiber optic system and uninterrupted power with a back-up generator. Previous tenant made over a million dollars in tenant improvements. Landlord can rebuild to suit or divide the space, if you do not need the full 35,000 sq feet. Covered and open parking available, but not included in lease price. Air cooling system in place. Dozens of office chairs, cubicles, televisions, kitchen equipment, other furnishings, shelving, monitor holders are available, but not included in the lease. Carpet and laminate are current floor coverings. Women's bathroom is handicapped accessible and has 10 stalls and 6 sinks. Men's is handicap accessible with 2 stalls, 3 urinals, and 3 sinks. Opening up the mezzanine would create 20-foot ceiling heights. Building formerly dubbed the historic Strain Building and was once Sears. Building currently home to an event center, the bar Elevation, golf simulators, counselors, attorneys, and more. Property manager on site. Loading docks are currently shared, but landlord could convert to separate and private, if new tenant needs.This is commercial lease only. Also, see additional space, for lease, on separate floors, under separate listing.

315 E RAILROAD STREET - CUT BANK, MT

BUSINESS ONLY : OFFERED $350,000

For those interested in the business alone (no real estate), this option includes:

• All beer-making equipment • Liquor & gaming license • Furniture and all proprietary elements

Invest in a profitable, successful and established business and work your dream job of brewing beer in Montana. Cut Bank Creek Brewery is for sale.

The well-designed space includes multiple interior rooms, two renovated ADA-approved restrooms, a sitting cove with a fireplace, a 56-seat main tap room, sunroom seating, and a 250-person outdoor area. Additionally, there is ample back-house storage with two chest freezers, a commercial upright freezer, additional refriderator/freezer, ice machine, shelving units and office space!

BUSINESS & REAL ESTATE : OFFERED $599,000

This option includes:

• All beer-making equipment • Real Estate Liquor AND gaming license

• Fully equipped attached food trailer • Furniture and all proprietary elements

The property freatures an urban aesthetic with small-town hospitality. Highlights include a 56 seat main tap room, a sunroom, a sitting cove with fireplace, two private gathering rooms, and a spacious outdoor area with a 250 person capacity.

Financing Made Affordable. A $200K ASSUMABLE SBA LOAN AT 3.75% makes this opportunity even more accessible! Don't miss this chance to step into a first-class, thriving business that has become a staple in the community.

1512 VAUGHN ROAD - GREAT FALLS, MT

Come invest in a truly iconic Great Falls commercial building in an ideal location. Several of the commercial buildings nearby are construction supplies, services and offices, so their close proximity would be a good destination for builders and clients. Building is cinder block construction. There is plenty of parking on the paved .37-acre lot. The prominent monument sign "frame" comes with the sale. Newer roof. ***$339,000***

130 MAIN STREET - AUGUSTA, MT

MOTIVATED SELLERS! If you are looking for an affordable & successful commercial property in which to invest, The Augusta Service Station is it! Included in the sale is a charming gas station on a state hwy and the main street of Augusta, MT, plus another lot that houses fuel holding tanks and a shop. The sale ALSO includes 2 new credit card pumps, 2 fueling tank trucks, compressors, shop tools, tire equipment, tires, POS, inventory and more. It is being sold turn-key! From an investment standpoint, there are so many opportunities to increase already solid revenue. The space invites a convenience store, other retail, expanded mechanical service offerings, storage, U-Haul, etc... NO ZONING and in an unincorporated city. The next closest gas station is about 30 min away, so you are the only stop for most travelers and locals. Primary space is enormous w/ garage bays, storage, office space, and an unimproved upper level. The upper level space could be converted to living space or inventory storage. The fueling tank lot has a big metal shop, tanks and views of the Rocky Mountain Front. That shop could also be converted to retail, storage and more. Electrical recently replaced in most of the gas station and all of the shop. Total acreage is over an acre with all of the lots. Exterior retains some of the original old world style with metal siding and fancy cornices. Bring your ideas and upgrade your lifestyle to good ol' small-town Montana living while making a living! The package includes 426 Manix Street AND 130 Main Street.. ***$349,000***

Live in Montana REAL ESTATE MLS

LYNN KENYON
406-770-0013
liveinMTrealestate.com