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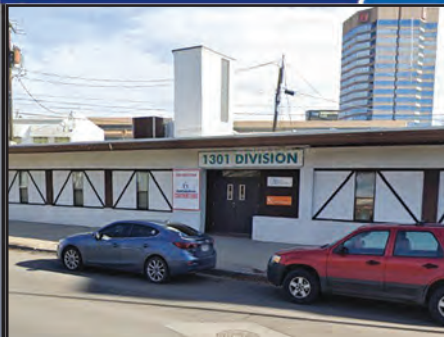


ERIK CASERES
ASSOCIATE
406-861-4742

NEW LISTINGS FOR SALE OR FOR LEASE!

1215 24TH ST W • BILLINGS, MT 59102 • 406-656-2001

NEW LISTING!



1301 DIVISION STREET • BILLINGS, MT
FOR SALE \$240,000
2,893 SF Office Building
George Warmer 406-855-8946
Bruce Knudsen 406-698-8636

NEW LISTING!



704 WAGON TRAIL W • BILLINGS, MT
FOR LEASE \$11.50/SF/YR
3,300 SF Office + Shops
George Warmer 406-855-8946

NEW LISTING!



223 ERIE DR UNIT 2 • BILLINGS, MT
FOR LEASE \$9/SF/YR NNN
1,500 SF Office/Shop
George Warmer 406-855-8946

NEW LISTING!



2048 OVERLAND AVE STE 203
BILLINGS, MT • FOR SALE \$1,700,000
891 SF Office
Nathan Matelich 406-781-6889
Todd Sherman 406-570-8961

NEW LISTING!



1400 S 24TH ST W • BILLINGS, MT
FOR LEASE \$7,306/MO
4,078 SF Retail, Bar or Restaurant Space
Nathan Matelich 406-781-6889
Erik Caseres 406-861-4742

NEW LISTING!



2223 MONTANA AVE • BILLINGS, MT
FOR LEASE \$2,647-\$8,638/MO
1,750 SF & 4,680 SF Suites Available
Nathan Matelich 406-781-6889
Erik Caseres 406-861-4742

NEW LISTING!



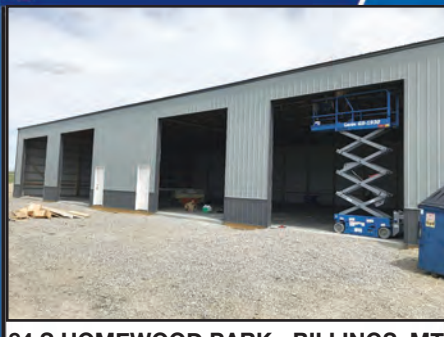
1010 CENTRAL AVE STE 2
BILLINGS, MT • FOR LEASE \$9/SF/YR NNN
1,200 SF of Office Space
(Medical Grade)
Nathan Matelich 406-781-6889
Erik Caseres 406-861-4742

NEW LISTING!



2490 GABEL RD • BILLINGS, MT
FOR LEASE \$4,406/MO + UTILITIES
4,500 SF high-end, climate controlled
clear span building
Nathan Matelich 406-781-6889
Erik Caseres 406-861-4742

NEW LISTING!



84 S HOMEWOOD PARK • BILLINGS, MT
FOR SALE \$899,000 FOR LEASE
\$7,555/MO + UTILITIES
5,800 SF Warehouse on 5.99 AC
Nathan Matelich 406-781-6889
Michael Speidel 406-601-9695

NEW LISTING!



6605 WAGON TRAIL • BILLINGS, MT
FOR LEASE \$12/SF NNN
New Construction
Shop/Warehouse Spaces
Nathan Matelich 406-781-6889

NEW LISTING!



9026 KAUTZMAN RD • BILLINGS, MT
FOR SALE \$3,168,514
20 AC Mobile Home Park
+ Mini Storage Property
Nathan Matelich 406-781-6889
Michael Speidel 406-601-9695

NEW LISTING!



21 S 26TH STREET • BILLINGS, MT
FOR SALE \$500,000
11 Unit Boarding House
and Apartment/Office Duplex
Shaylee Green 406-208-7723

WWW.CBCMONTANA.COM

The description information set forth in this brochure is from sources deemed reliable, but no warranty is made as to the accuracy therein. Any prospective purchaser or lessee or other persons interested in this offering is required to make his own investigation and is not to rely on information set forth herein since the same may be subject to errors or omissions. The offering is subject to change without notice of price, terms, other conditions, or pending sale or lease.



**COLDWELL BANKER
COMMERCIAL**
CBS

1215 24TH STREET WEST • BILLINGS, MT 59102 • 406-656-2001

Global Presence. Local Power.

BUSINESSES & OFFICE BUILDINGS - FOR SALE OR OR LEASE

NEW LISTING!

WILLOW CREEK
Dayspa & Salon

**SELLER FINANCING
AVAILABLE!**

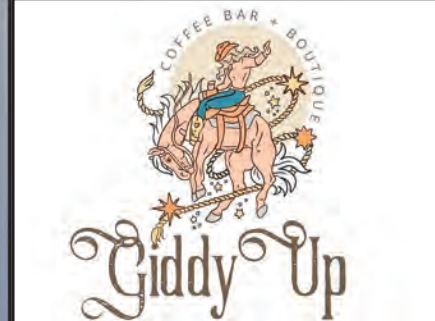
WILLOW CREEK DAY SPA & SALON
BILLINGS, MT • FOR SALE \$75,000
Multiple Decade Mature Salon Business
Shaylee Green 406-208-7723

NEW LISTING!



LE MACARON • BILLINGS, MT
FOR SALE \$110,000
Established Franchise w/Opportunities
for Growth & Expansion
Nathan Matelich 406-781-6889
Michael Speidel 406-601-9695

NEW LISTING!



GIDDY UP COFFEE BAR & BOUTIQUE
BILLINGS, MT • FOR SALE \$395,000
Retail Business For Sale
Shaylee Green 406-208-7723



711 CENTRAL AVE STE 124 & 125
BILLINGS, MT • FOR LEASE \$420/MO
315 SF Office Space
Shaylee Green 406-208-7723



711 CENTRAL AVE STE 123
BILLINGS, MT • FOR LEASE \$620/MO
581 SF Office Space
Shaylee Green 406-208-7723



1511 6TH AVE N • BILLINGS, MT
FOR SALE \$1,000,000
3,864 SF Class A Investment Property
Shaylee Green 406-208-7723



1844 BROADWATER AVE #5
BILLINGS, MT • FOR LEASE \$1,500/MO
1,100 SF Office Space
Nathan Matelich 406-781-6889
Michael Speidel 406-601-9695



27 GRAND AVENUE
BILLINGS, MT • FOR SALE \$393,000
Attractive Office Building w/Basement
Apartment Unit
George Warmer 406-855-8946



1414 MAIN STREET • BILLINGS, MT
FOR LEASE \$4,000/MO + UTILITIES
2,500 SF Restaurant Space
Nathan Matelich 406-781-6889
Todd Sherman 406-570-8961



2010 GRAND AVE • BILLINGS, MT
FOR SALE \$35,000
1,300 SF Centrally Located Salon
Nathan Matelich 406-781-6889



TREE & SHRUB CARE BUSINESS
BILLINGS, MT • FOR SALE \$350,000
Business & Assets Only
Mike Bruschwein 406-697-6176



MANUFACTURING BUSINESS
BILLINGS, MT • FOR SALE \$475,000
Established Manufacturing Business
Nathan Matelich 406-781-6889



640 ST JOHNS AVE • BILLINGS, MT
FOR SALE \$749,000
Lawn Maintenance & Snow
Removal Business
Todd Sherman 406-570-8961



102 W RIVER ST • FROMBERG, MT
FOR SALE \$399,000
Two Bear Tavern right off
highway in Fromberg
Todd Sherman 406-570-8961



1041 MAIN STREET • BILLINGS, MT •
FOR SALE \$1,780,000
Stadium Club Building For Sale
Todd Sherman 406-570-8961



PERFORMANCE AUTO COMPANY
INTERNATIONALLY RECOGNIZED
PERFORMANCE AUTO COMPANY
FOR SALE \$864,735
Inventory and FF&E included. High
traffic count retail website w/over
50,000 SKUs loaded
Nathan Matelich 406-781-6889
Michael Speidel 406-601-9695



1718 4TH AVE N • BILLINGS, MT
FOR SALE \$935,000
15,712 SF Manufacturing Plant
w/Delivery Dock
George Warmer 406-855-8946



1002 10TH ST W STE 5
BILLINGS, MT
FOR LEASE \$6,335/MO
8,000 SF Office/Retail/Temp
Controlled/Manufacturing Space
Nathan Matelich 406-781-6889
Todd Sherman 406-570-8961



CASINOS • BILLINGS, MT
FOR SALE \$799,000 EACH
2 Casinos For Sale Separately
Todd Sherman 406-570-8961



BEER & WINE LICENSE
BILLINGS, MT • FOR SALE \$34,000
Village Inn Beer & Wine License
Todd Sherman 406-570-8961



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OFFICE SPACE & OFFICE BUILDINGS - FOR SALE OR FOR LEASE



2950 KING AVE STE 1 • BILLINGS, MT • FOR LEASE \$14-\$18/SF/YR
2,332 SF Retail Space
Todd Sherman 406-570-8961 • George Warmer 406-855-8946



**711 CENTRAL AVE STE 215-216
BILLINGS, MT
FOR LEASE \$1,355/MO**
1,512 SF Office Space
Shaylee Green 406-208-7723



**711 CENTRAL AVE STE 24-34
BILLINGS, MT
FOR LEASE \$2,433/MO**
3,245 SF Office Space
Shaylee Green 406-208-7723



VIRTUAL TOUR: OVERLAND BUILDING <https://tinyurl.com/e6amdczu>
2075 OVERLAND • BILLINGS, MT • FOR LEASE \$19.75 SF NNN
6,500 - 29,000 SF available.
George Warmer 406-855-8946 • Nathan Matelich 406-781-6889



**2108 BROADWATER • BILLINGS, MT
FOR LEASE \$330-\$975/MO
(INTERNET & UTILITIES INCLUDED)**
220-750 SF Office Spaces
Nathan Matelich 406-781-6889



**6821 COWGIRL WAY
BILLINGS, MT
FOR LEASE \$10.50/SF/YR NNN**
Shop Spaces w/ Fenced Yard
Nathan Matelich 406-781-6889
Michael Speidel 406-601-9695



**2331 LEWIS AVE • BILLINGS, MT
FOR LEASE \$2,950/MO**
1,550 SF Newly
Renovated Office Building
Nathan Matelich 406-781-6889
Mike Bruschwein 406-697-6176



**2048 OVERLAND AVE
STE 203 • BILLINGS, MT
FOR LEASE \$1,188/MO**
891 SF office for lease
Nathan Matelich 406-781-6889
Todd Sherman 406-570-8961



**1478 - 1486 S 30TH ST W
BILLINGS, MT
FOR LEASE \$13 PSF NNN**
1,500-3,900 SF Shop/Warehouse Spaces
Nathan Matelich 406-781-6889
David Mitchell 406-794-3404



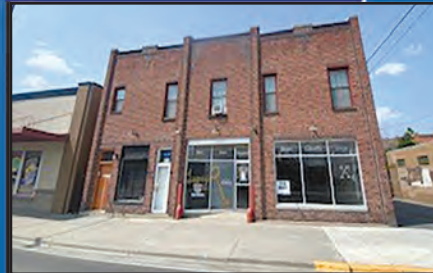
**410 COLORADO AVE • LAUREL, MT
FOR SALE \$1,180,000**
2 Buildings Totaling 59,050 SF
George Warmer 406-855-8946
Nathan Matelich 406-781-6889



**2950 KING AVE W • BILLINGS, MT
FOR SALE \$279,000
FOR LEASE \$18 SF NNN**
1,800 SF w/premium visibility
George Warmer 406-855-8946
Todd Sherman 406-570-8961



**1215 24TH STREET • BILLINGS, MT
FOR LEASE \$11 SF NNN**
961 & 1,180 SF Office Spaces Available
David Mitchell 406-794-3404
Erik Caseres 406-861-4742



**14 S 27TH STREET • BILLINGS, MT
FOR LEASE \$2,000 MONTH
+ UTILITIES**
2,000 SF Retail Space w/Bathroom
& Garage Parking Downtown
Shaylee Green 406-208-7723



3DTOUR: <https://tinyurl.com/2p93vcmt>
**3013 MONTANA AVE • BILLINGS, MT
FOR LEASE • BUILD TO SUIT**
2,500 to 16,000 SF retail or
office Zoned CBD.
Nathan Matelich 406-781-6889



**313 SHERIDAN AVENUE
PLENTYWOOD, MT
FOR SALE \$199,000**
3,592 SF 5 Unit Multifamily Complex
Nathan Matelich 406-781-6889



**2702 MONTANA • STS 101 & 102
BILLINGS, MT FOR LEASE \$13 PSF/YR**
4 story office building on 9,500 SF tract
George Warmer 406-855-8946
Shaylee Green 406-208-7723



**2525 6TH AVE N • BILLINGS, MT
FOR LEASE \$250-\$450/MO**
250 & 350 SF Office Spaces
Nathan Matelich 406-781-6889
Michael Speidel 406-601-9695



**10 5TH STREET HARDIN, MT
FOR SALE \$110,000**
4,175 SF office in downtown Hardin
Todd Sherman 406-570-8961
Shaylee Green 406-208-7723



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BUSINESS, STORAGE & WAREHOUSE PROPERTIES - FOR SALE OR FOR LEASE



NEW LISTING!



**418 W
RECREATION DR
BILLINGS, MT
FOR SALE
\$349,440**

New Industrial
Construction on
8,000 SF Lot

**Shaylee Green
406-208-7723**

**Todd Sherman
406-570-8961**



204 S WASHINGTON AVE C1 • LAUREL, MT • FOR LEASE \$1,700/MO
1,500 SF Industrial Space
Todd Sherman 406-570-8961



**206 PLAINVIEW ST • BILLINGS, MT FOR LEASE \$7.50 PSF/YR
FOR SALE \$6,500,000**
83,040 SF Warehouse with Office and Showroom
George Warner 406-855-8946



**5857 & 5865 KENNISON PL
BILLINGS, MT • FOR LEASE
\$8,285/MO + UTILITIES**
8,390 SF Shop/Warehouse Space
(2 Buildings)
**Nathan Matelich 406-781-6889
Michael Speidel 406-601-9695**



**1627 DICKIE ROAD • BILLINGS, MT
FOR SALE \$845,000**
9,420 SF Industrial Building 9% Cap
**Nathan Matelich 406-781-6889
Michael Speidel 406-601-9695**



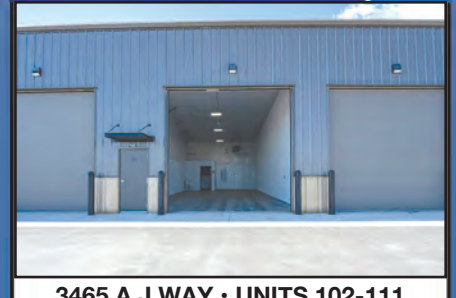
**723 WAGON TRAIL • BILLINGS, MT •
FOR LEASE \$11/SF/YR (NNN)**
New Construction
Shop/Warehouse Spaces
Nathan Matelich 406-781-6889



**8122 STILLWATER DRIVE
UNIT 11B • BILLINGS, MT-
FOR LEASE \$775/MO (NNN)**
1,152 SF New Shop Unit
Bruce Knudsen 406-698-8636



**3750 WISE LANE • BILLINGS, MT •
FOR LEASE \$1000-2,000/MO**
16,700 SF Warehouse
**Nathan Matelich 406-781-6889
Michael Speidel 406-601-9695**



**3465 A J WAY • UNITS 102-111
BILLINGS, MT FOR LEASE
\$9.50 PSF NNN**
2,760 SF shops w/14 ft overhead
doors, heat, & ADA restroom
Nathan Matelich 406-781-6889



**SHOPWORLD 406
6903 BACK COUNTRY AVE
BILLINGS, MT**

FOR SALE \$44,500±

8,000 SF lots w/cistern
& septic

**Shaylee Green
406-208-7723**

**Todd Sherman
406-570-8961**



3D TOUR: <https://tinyurl.com/yn9j7bub>

1319 MAIN ST • BILLINGS, MT FOR LEASE \$7.50 NNN
8,936 SF to be in warm lit vanilla shell condition.
George Warner 406-855-8946 • Blaine Poppler 406-671-0399



**1668 GLENEAGLES BLVD
BILLINGS, MT FOR LEASE
\$1,800/MO (UTILITIES INC)**
1,000 SF Office
Nathan Matelich 406-781-6889



**262 HWY 117 • FORT PECK, MT
FOR SALE \$1,750,000**
20,600 SF of Shop & Mini Warehouse
space on 1.732 AC
Nathan Matelich 406-781-6889



**8030 N WORKSHOP AVE
BILLINGS, MT FOR SALE \$650,000
FOR LEASE \$9.50 PSF/YR NNN**
4,800 SF new construction shop space
Nathan Matelich 406-781-6889



**3311 CONRAD RD • BILLINGS, MT
FOR LEASE \$10 PSF NNN**
1,600 SF heated shops
w/bathrooms, in city limits
Todd Sherman 406-570-8961



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INDUSTRIAL PROPERTIES & COMMERCIAL LAND



2518 6TH AVENUE N • BILLINGS, MT • FOR SALE \$395,000
15,100 SF Lot For Sale
George Warmer 406-855-8946



**5515 HOLIDAY AVENUE
BILLINGS, MT • FOR SALE \$177,572**
.52 AC of Land For Sale
George Warmer 406-855-8946



**4449 CENTRAL AVE • BILLINGS, MT
FOR SALE \$5,349,330**
59 AC adjacent to the city
Blaine Poppler 406-671-0399



**743 CALHOUN & 4513 KING AVE E
BILLINGS, MT FOR SALE**
\$839,000-\$2,877,000
Excellent retail exposure in
retail center subdivision
Nathan Matelich 406-781-6889



**3RD AVENUE N & MAIN STREET
BILLINGS, MT FOR SALE \$931,226**
54,778 SF Attractive Retail or
Hospitality Site
George Warmer 406-855-8946



**24TH & CENTRAL AVENUE
LOT 2C.1 • BILLINGS, MT
FOR SALE \$144,187**
12,536 SF Vacant Land
Bruce Knudsen 406-698-8636



**44TH & KING • BILLINGS, MT
FOR LEASE \$0.88 PSF NNN**
8.99 AC tract located in the city
George Warmer 406-855-8946



**4151 1ST AVE S • BILLINGS, MT
FOR SALE: \$4,500,000**
49,112 SF on 3.62 AC Rail Access
David Mitchell 406-794-3404
Nathan Matelich 406-781-6889



**BITTERROOT DR & WICKS LANE
BILLINGS, MT FOR SALE \$299,000**
1.111 AC Multifamily Development Land
Nathan Matelich 406-781-6889



**EAGLE NEST LODGE • BIGHORN
FOR SALE \$2,850,000**
Eagle Nest Lodge on the Bighorn
River. Includes over 50 AC
George Warmer 406-855-8946



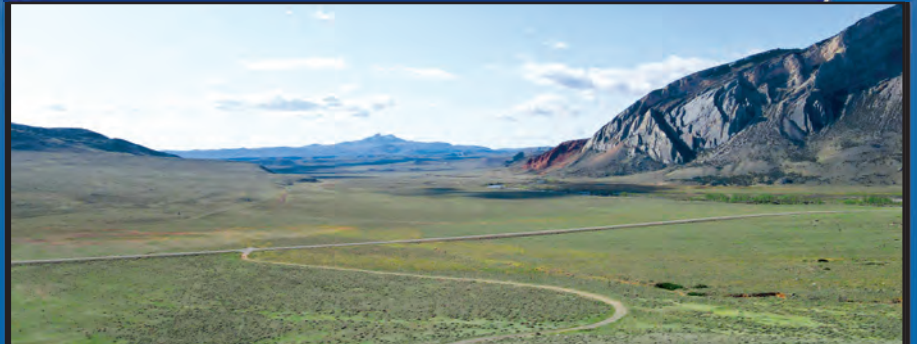
**1005 MAIN STREET • BILLINGS, MT
FOR SALE \$1,400,000**
6,500 SF on 1.5 AC
Shaylee Green 406-208-7723



**10940 S FRONTAGE ROAD
BILLINGS, MT FOR SALE \$5,500,000**
233 AC Premier Development Property
Brian Williams 406-930-1750



**1403 1ST AVE N • BILLINGS, MT
FOR SALE \$483,875**
Ready To Build 24,500 SF LOT!
George Warmer 406-855-8946



CLARKS FORK CANYON RANCH • WYOMING • FOR SALE: \$1,300,000
160 AC Ranch Property with Water Bottling Facility
George Warmer 406-855-8946



**1617 1ST
AVENUE NORTH
BILLINGS, MT**
**FOR SALE
\$2,250,000**
90,000 SF off-
sites complete,
zoned EBCW
George Warmer
406-855-8946



**HARMONY
MEADOWS LOT 9
BILLINGS, MT**
FOR SALE \$5.26 PSF
4.35 AC south of I-90
Blaine Poppler
406-671-0399
George Warmer
406-855-8946



**COLDWELL BANKER
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LAND NEAR I-94
OFF EXIT 138
MILES CITY, MT

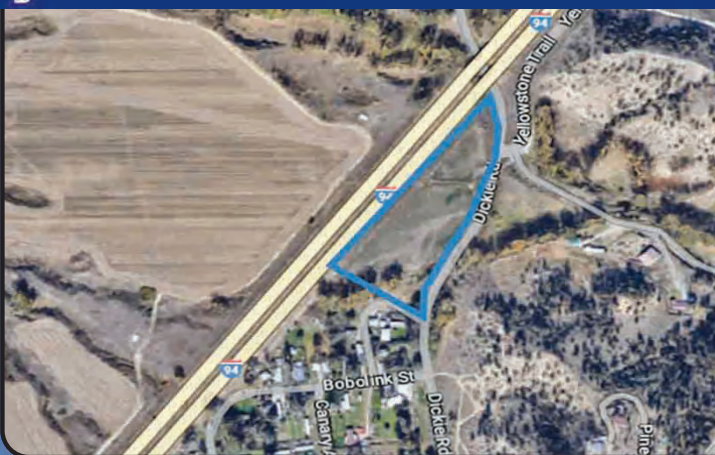
FOR SALE
\$1,155,429

10.61 AC in 3
tracts.

George Warmer
406-855-8946



727 BENCH BLVD • BILLINGS, MT • FOR SALE \$374,900-\$749,800
0.75 AC to 1.58 AC Zoned CMU1 w/utilities stubbed in
Nathan Matelich 406-781-6889 • Todd Sherman 406-570-8961



DICKIE
ROAD
LOCKWOOD,
MT

FOR SALE
\$2.95/SF

5.76 AC Tract

George
Warmer
406-855-8946



1777 MAJESTIC LANE • BILLINGS, MT • FOR SALE \$7.95/SF
4.72 AC Tract Zoned Controlled Industrial
George Warmer 406-855-8946



COULSON RD LAND • BILLINGS, MT • FOR SALE \$2,214,815 / \$3.00 PSF
25.423 AC Zoned Heavy Industrial within Targeted Economic Development District
George Warmer 406-855-8946



6300 SOUTH
FRONTAGE ROAD
BILLINGS, MT

LOT 3A
12.33 AC
\$7.00 PSF

LOT 2A
55.23 AC
\$5.00 PSF

Blaine Poppler
406-671-0399



46TH & KING AVE • BILLINGS, MT
• FOR SALE \$1,950,000
9.401 AC perfect for healthcare, retail,
or wholesale development
Blaine Poppler 406-671-0399



LONG TERM GROUND
LEASE POSSIBILITIES!

5365 MIDLAND RD • BILLINGS, MT
FOR SALE \$890,000
2.55 AC Zoned Hwy Commercial
2 lots w/a total 2.55 AC.
Steve Kenney 406-591-2890



823 E MAN CAVE UNITS 1-6
BILLINGS, MT • FOR SALE \$600,000
6 Bay Warehouse Building
8% Cap Rate
Shaylee Green 406-208-7723



240 NALL • BILLINGS, MT
FOR SALE • \$850,000
3 Rentals on 5 Acres,
150K Down, 6.5% Interest
Shaylee Green 406-208-7723



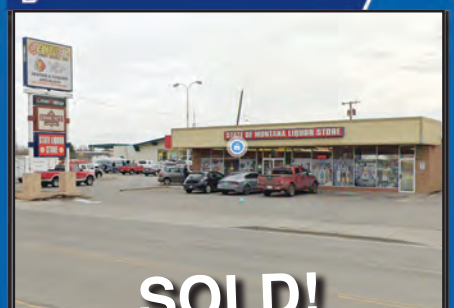
130 MOORE LANE • BILLINGS, MT
FOR SALE \$360,000
FOR LEASE \$3900/MO
1.18 AC Land & Office Space
George Warmer 406-855-8946



72 & DANFORD • BILLINGS, MT
FOR SALE \$2,310,000
66 AC Prime Residential/Commercial
Development Site
George Warmer 406-855-8946



STATE LIQUOR STORE
BILLINGS, MT • FOR SALE \$8,170,000
Largest Retail State Liquor Store
in Montana
David Mitchell 406-794-3404
Nathan Matelich 406-781-6889



1420 GRAND AVENUE
BILLINGS, MT • FOR SALE \$1,200,000
Montana Liquor Store Building
George Warmer 406-855-8946

**HISTORICAL BAR, RESTAURANT, & INCOME PROPERTY****224 N CENTER AVENUE | HARDIN, MT**

This well-maintained, multi-lvl, diverse commercial building has 7 apts on the upper floor & 4 businesses on the main floor, which include home healthcare, insurance office, hair salon, & 4-Aces Bar & Lounge. The famous 4-Aces has an established restaurant, casino, & liquor store, as well as the opportunity to own the equipment, fixtures, furnishings, & licenses. Ample street parking & dedicated parking. The 4-Aces has been in the same family for 2 generations, & w/retirement in the future, they've made it available for someone to step into the legacy & take the reins. **MLS#343989 | \$1,300,000**

STATE LIQUOR STORE FRANCHISE**522 N CENTER AVENUE | HARDIN, MT**

The only retail State Liquor Store in the Hardin area for Sale. This is your opportunity to purchase a profitable business, the only one in the area, growth potential, MT State Liquor Store Franchise, inventory, & real estate. There are a limited number of Franchises in MT & only 1 allocated to this area. Bars, restaurants, casinos, & package liquor stores purchase from these Franchises, it is not just walk-in business. This Franchise was renewed for another 10 years, new owners must be approved by the State of MT. **MLS#344430 | \$550,000**

BUSINESS OPPORTUNITY**Indigenous Vote to Accept Board Member Applicants**

Indigenous Vote is currently accepting nominations for board members. The nonprofit organization focuses on strengthening the voices and representation of Native Americans. The Board of Directors for Indigenous Vote is currently accepting nominations for board members. **continued pg 49**

Historic Crow Language Print Dictionary Released

By Anna Bower
CROW AGENCY — Members of the Crow Tribe from all over the state gathered at Little Big Horn College Friday to welcome the historic release of a Crow language print dictionary. **continued pg 49**

Yellowstone Bison to be Listed as a Threatened Species

A developing story was announced by the Montana Stockgrowers Association today stating that the Yellowstone Bison will likely be listed as an endangered threatened species. Sources familiar with the matter broke the news to the attendees during an update from a state livestock official. **continued pg 49**

INSIDE

Montana Chiropractic Health Center LLC
16 2nd Street West, Hardin, MT
Relieving Pain, Promoting Health
406.665.9815

HARDIN, MT

The Original Briefs were established in 1975 & has been the primary advertising, news, & information source in Big Horn County since. A well-established business w/ some equipment owned & some leased is currently located in a leased building in the middle of the central business district. This is a daily paper that is circulated M - F. If you are looking for a small business & the independence of being self-employed, check into this opportunity. It has a well-established client base & consistent advertisers. **MLS#341464 | \$150,000**

GREAT INCOME PROPERTY**315 N CENTER AVE | HARDIN, MT**

Check out this recently renovated, downtown building that has successfully attracted multi businesses as tenants. This indoor mall is approximately 10,500 sqft w/about 1,000 sqft mezzanine w/office spaces. This facility includes a deli, hair salon, nail/tanning salon, newspaper, floral shop, boutique, coffee kiosk, & more. A great investment w/established revenue & a positive cash flow. **MLS#338583 | \$325,000**

6.9 AC RESIDENTIAL PARCEL**HEIMAT | HARDIN, MT**

6.9 ac of single family, residential land in the middle of a newer subdivision. Excellent residential development opportunity w/paved street, curb & gutter, & all city services available. This parcel is lg enough the City "might" grant a conditional use for multifamily development. **MLS#317297 | \$137,860**

THE LAST OF PRIME I-90 FRONTAGE**XX HWY 47 | HARDIN, MT**

This is the last, prime, I-90 frontage at this exit where the commercial growth is happening quickly. The parcel outlined in RED is 10.21 ac of lvl ground at the intersection of I-90 & HWY 47. Love's Truck Stop is across the street & Town Pump across to the south. A new campground is in its final stages of completion so the draw to this exit is growing. Come be a part of the growth at this prime location along I-90 & HWY 47 which is a shortcut to I-94 which is 30 miles to the north. **MLS#343698 | \$550,000**



DAN KERN
BROKER
406-696-4676



525 HENRY CHAPPLE ST STE 1 | BILLINGS, MONTANA 59102 | DANKERN@PUREWESTMT.COM | WWW.DANIELKERN.PUREWESTREALESTATE.COM

**4342 KING AVE W | BILLINGS, MT**

\$9,192,815 - 24.828 +/- AC

Presenting 24+/- ac of prime real estate on the rapidly expanding west end of Billings, Montana. This land is located in Lenhardt Square, less than half a mile from Shiloh Crossing. The site of Lenhardt Square is located on a primary arterial, King Ave West. City water and sewer hookups are at the site. Adjacent Tracts to the west and east are under development. Lenhardt Square has 678 currently occupied apartments w/an additional 453 units to be completed by end of 2023. There are 2 new facilities located to the east of the property: the Rocky Vista University campus, and Intermountain Health's new West End Clinic. Both facilities are open and operational. A central park in the residential area will be completed in 2023, bringing the residential area fully into its Live/Play concept. The owners of Lenhardt Square share a mutual goal to maintain the Square in such a manner that it will be a benefit to all members in conserving their market values and supplying a quality space in the Billings Community to live and work and play. Are you interested in designing a multi-level and multipurpose courtyard that can be layers of restaurant space, office space, retail space, entertainment space & green space, which can be used on occasion for larger events? Billings is ready to have a new Mixed-Use community & the Lenhardt family is ready to exchange visions with you.

**1455 DATE STREET S | HUNTLEY, MT**

\$1,300,000 - 158.755 +/- AC

80 units and 5 mobile home rental spaces on City water!! 4 Storage unit buildings: Building 1 - built 2002, 12 units, 2,420 sf; Building 2 - built 2004, 22 units, 3,520 sf; Building 3 - built 2005, 20 units, 3,850 sf; Building 4 - built 2013, 26 units, 2,700 sf. There is also a Small RV park that has 5 mobile spaces with city water. New improved CAP rate! The new CAP rate is 8.6%! Ask agent for details!

3608 HOMER DAVIS ROAD | SHEPHERD, MT

\$2,000,000 - 158.755 +/- AC

DEVELOPMENT PARCEL! Possibility of high demand Ranchette horse properties or 1 - 2 ac homesites. Total acreage is 158.755. There are 3 separate legal parcels - a 20.08 ac, 20.09 ac & 118.585 ac parcel. The existing home has been lived in up until now, but needs plenty of TLC. There is one lg wooden shed/barn/shop, 2 loafing sheds & cattle working area - all older. There are heated livestock waterers in 2 corrals. Combination of irrigated, sub irrigated & creek frontage property. Only .6 mile from Eagle Ridge Golf Course! Ask agent for details! Info per county records/owner. Buyer to verify.

**6409 CORVETTE AVE
BILLINGS, MT**

\$149,500 - SHOP

1,280 +/- SF - LOT 4268 +/- SF
32' by 40' shop! 10 foot sidewalls. 2 10' x 10' doors on either end of the shop making it a pull through unit. Paved driveway front and back and building will have a fenced area allowing for outside storage of smaller items. 1 man door, 2 security cameras. Building to be completed March 1 (weather permitting).

**00 S 8th ROAD | HUNTLEY, MT**

\$895,000 - 60' X 140' SHOP ON 81 +/- AC

Pre-fab 60' by 140' shop on 81 +/- ac. This propane heated shop has 3 14' doors, 2 man doors, and a separate fully enclosed office area that is heated and air conditioned. There is a half bath in the office as well as storage above the office area, maximizing the space. Approximately 2.8 ac of gravel yard surrounds the shop. The land is level, dryland pasture and some dryland hay. 10 minutes from off/on ramp to I-94, about 20 minutes to downtown Billings.

PAT SCHINDELE

M: 406.591.2551 O: 406.702.4141

FOR MORE PHOTOS & INFO VISIT WWW.PATSCHINDELE.COM

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



MAIN STREET & 9TH AVE | FORSYTH, MT

\$1,100,000

SOLD!

The historical Iron Horse Saloon and Casino / Joseph Café, just off I-94 and is easily seen with double canopies and a large "old Chicago" style neon sign. It features a full liquor license with gaming and catering, 14 machine gaming casino, a commercial kitchen and dining room with seating for 60. The saloon has seating for 40, with an additional seating area for 24 on the dance floor. The adjoining Joseph Café and casino area still have the old tin ceiling tiles. Very popular with 5 star ratings and the Joseph Café is #3 on the Southeastern Montana Burger Trail. The equipment list, supplies list and details on the grandfathered full liquor license are available upon request. Very popular with local clientele and returning seasonal travelers and work crews.

105 MAIN STREET | INGOMER, MT

\$175,000

**JERSEY LILLY BAR & CAFÉ**

The famous Jersey Lilly Bar & Café is located off Highway 12 between Forsyth & Melstone. Full liquor, gaming & tobacco license as well as food service license included with sale. The property includes a full bar, restaurant, banquet room/dance hall, consignment gift shop, plus a picnic area & 12-unit campground. The campground offers full 30/50 amp electrical RV hookups.



1425 FRONT STREET | FORSYTH, MT

\$160,000



This property is in a prime location w/easy access to interstate 94. Great opportunity to start your own business. Equipment is included in the sale. A list of assets can be provided upon request. Previously Outlaw BBQ. Forced air nat gas heat & central air.



SHEENA SCHIFFER
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sheena@mtlandhome.com



TRACEY DION
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mtlandhome@gmail.com

www.mtlandhome.com

www.mtlandhome.com

mtlandhome@gmail.com



77 MT HWY 13 - CIRCLE, MT



Excellent opportunity to own a successful Mixed Animal Practice in Eastern Montana! Since 1965 this practice has served beef cow-calf & bull producers, sheep producers, ranch & pleasure horse owners, & small animal owners. Potential to expand services in any area of interest. Includes 5.31 acres, clinic building, indoor/outdoor cattle working facilities, 3 Silencer chutes, 2 carry-all trailers, indoor Priefert horse stocks, small animal exam/surgery room, Ibox Pro u/s, Power Floats, equipment barn, hay shed, & more! This area of eastern MT is included in the VMLRP program, MT247 (Veterinary Medicine Loan Repayment Program) & is a federally funded program that will pay up to \$25,000 annually towards qualified educational loans of eligible veterinarians who agree to serve in a NIFA-designated veterinarian shortage situation for a period of 3 years.

\$615,000 - MLS#343798

ANGELA BELUS
BROKER

406-853-5034

ANGELA.BELUS@OUTLOOK.COM

HTTPS://MBREALTY.INFO/COMMERCIAL



A Haus
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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

LAUREL, MT



\$3.85 SQFT

**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.

LOTS AVAILABLE**Lot 2 \$497,000 / \$3.85 SF****Lot 3 \$529,000 / \$4.10 SF****Lot 4 \$549,000 / \$4.25 SF**

Call Ryan

LAUREL, MT



CONTINGENT!

ALDER AVENUE

New Survey. Zoned RLMF according to county & city. The buyer should check w/the city of Laurel to verify the number of units that can be built on this parcel. Located in the city limits. Property bordering on the north boundary has a 25' easement to run water from East Maryland Lane to the lot. The sewer is located in the street on Alder. Taxes yet to be split & Tax Code to be assigned. Alder Frontage 195' by appx 300' deep

ML# 340195 ~ \$199,000

Call Hazel

BILLINGS, MT

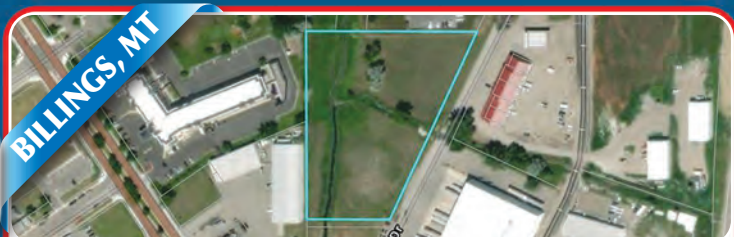
**0 GRAND AVENUE & 70TH STREET**

Various development opportunities w/these 163 ac. Property is currently leased for farming & also used for grazing crops to be retained by lessee. Ponds at south end of property. Ditch rights in Cove Ditch #TBD. Call agent for viewing & details.

MLS# 340878 ~ \$999,900

Call Daniel or Hazel

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



FOR SALE

2912 7TH AVE N • BILLINGS, MT



- Formerly Juliano's
- Excellent downtown location near the Billings Clinic and Hospitals
- Possible conversion to single family
- This is a very unique building and must see to appreciate.
- MLS #343096 • On the market for \$450,000

FOR SALE

1419 MAIN STREET
BILLINGS, MT



- Please do not bother the tenant.
- Real Estate Only
- This is an investment property.
- Building 2,311 SQFT
- Land 16,521 SQFT
- Tenant Pizza Hut
- The current NNN lease expires August 31, 2025.
- 7.92 CAP

MLS #342428
OFFERED FOR \$715,000.

FOR SALE

1425 BROADWATER AVE
BILLINGS, MT



Building 18,500 SQFT. Features a full kitchen, with pizza ovens and two fully equipped bars, with a dance floor, formerly the Sports Page, Bones and Arcade. Possible concession agreement with the neighbor. 41,755 SQFT of land. MLS #337684 • ASKING \$1,995,000

Bob Pulley Real Estate

BOB PULLEY • 406-670-7947

bobapeiot@msn.com



THE Agency
montana

7% CAP W/8 YEAR LEASE +
\$2,500,000 NNN/
NOI \$179,151

600 US HWY 2E - WOLF POINT, MT

- 25k sq ft Family Dollar/Dollar Tree hybrid
- 3 Five-year options with increases



**BUILD TO SUIT
UNRESTRICTED SHOPS
9600 SQFT for \$1,250,000**

- Land, parking, private bathrooms
- All businesses welcome - NO HOA
- Within 5 miles of west end urban sprawl and Laurel
- Other sizes and customizations available

**FOR LEASE: UNRESTRICTED SHOPS
\$10/SQFT**

8 S 89th St W (and Lipp Rd) - Billings, MT

- Shops ranging from 2400-9600 SF
- Quality shops - high end commercial subdvn
- Within 5 mi of west-end neighborhoods
- Zero restrictions: All businesses welcome. No HOA • 3 Phase Available
- Private bathrooms/plumbing to shops
- Customizable



**FOR SALE \$600k OR LEASE \$6k
Industrial land on Bypass route
1347 Johnson Lane - Billings, MT**

- Over 6 acres industrial land
- Along the new/upcoming Bypass route = high traffic
- 900' of Johnson Ln road frontage
- Zoned: Heavy Industrial I2
- Septic is in, electricity is one lot over

204 N CENTER AVENUE - HARDIN, MT



Nice one-level office building. Was being used as newspaper business. Has nice front reception area. 2 formal offices, 2 bathrooms, large open room in the back of the building. Dark room w/water. Storage room. There is parking behind the building off the alley. Nice Hardin Main Street location. **\$85,000 - MLS#342272**

221 N CENTER AVENUE - HARDIN, MT



This Restaurant is a blank slate ready for you to come & make it your own. Really nice front seating area for customers. Nice sized kitchen area for you to work your magic. Also a fenced outside patio area for you to use your creative imagination. Located in the heart of downtown Hardin. This Property is priced to sell, so give me a call & let's schedule a viewing of this property while it is still available. **\$100,000 - MLS#343491**

402 N CENTER AVENUE - HARDIN, MT



Former First Interstate Bank building is ready for your new business. This building will accommodate just about any type of usage you can imagine. With ample square footage to accommodate several businesses. Put together a partnership & let's see how this space could work for you. There is almost 1/2 acre of paved parking behind this building for customer convenience. This property is priced to sell & could never be replaced for anywhere near the current asking price. Let's schedule a showing for you. **\$275,000 - MLS#339591**



RICK SEDER
406-679-5796

WWW.SEDERREALTY.COM



Lauren Bond
Broker 406-699-0200
agentlaurenbond@gmail.com • www.theagencymontana.com





TONY GOLDEN 406-360-6364

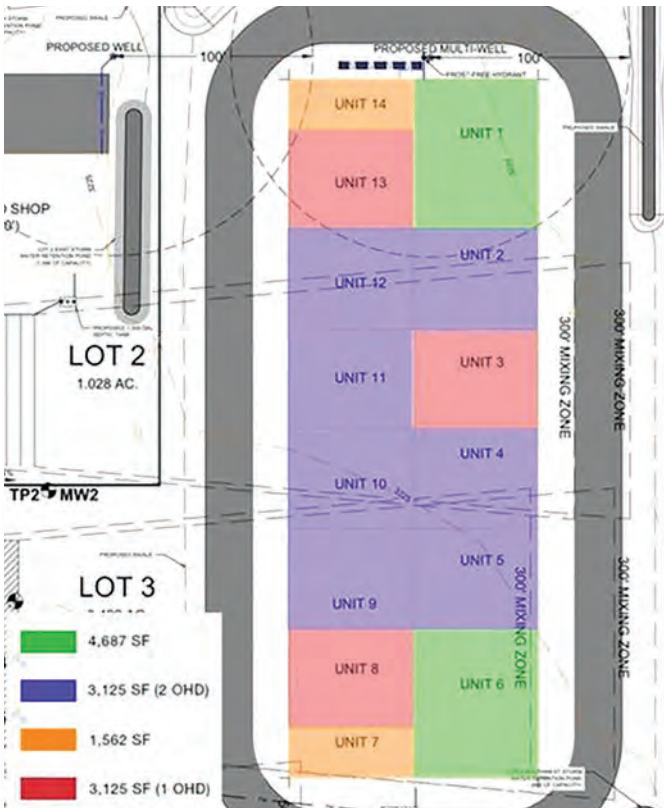
tony.golden@whitetailproperties.com
www.whitetailproperties.com



9442 SANCTUARY ESTATES

BILLINGS, MT | 1,562-4,687 SF | \$218,750-\$656,250

Completed in 2023, these brand new units each feature 14'x14' overhead doors, walk doors, bathroom, insulation, gas forced air heating, well, & septic. An HOA for this property covers property insurance, water, sewer, garbage, snow removal, landscaping, & management (TBD).



Unit #1
▪ 75'x62.5' (4,687.50 SF)
▪ \$656,250
▪ MLS#343436

Unit #2
▪ 50'x62.5' (3,125 SF)
▪ \$441,280
▪ MLS#343441

Unit #3
▪ 50' x 62.5' (3,125 SF)
▪ \$441,280
▪ MLS#343442

Unit #4
▪ 50'x62.5' (3,125 SF)
▪ \$441,280
▪ MLS#343444

Unit #5
▪ 50'x62.5' (3,125)
▪ \$441,280
▪ MLS#343445

Unit #6
▪ 75'x62.5' (4,687.5 SF)
▪ \$656,250
▪ MLS#343446

Unit #7
▪ 25' x 62.5' (1,562.5 SF)
▪ \$218,750
▪ MLS#343447

Unit #8
▪ 50'x62.5' (3,125 SF)
▪ \$441,280
▪ MLS#343448

Unit #9
▪ 50'x62.5' (3,125 SF)
▪ \$441,280
▪ MLS#343449

Unit #10
▪ 50'x62.5' (3,125 SF)
▪ \$441,280
▪ MLS#343450

Unit #11
▪ 50'x62.5' (3,125 SF)
▪ \$441,280
▪ MLS#343451

Unit #12
▪ 50'x62.5' (3,125 SF)
▪ \$441,280
▪ MLS#343452

Unit #14
▪ 25' x 62.5' (1,562.5 SF)
▪ \$218,750
▪ MLS#343453



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!!NEW RETAIL!!

!!!!HIGH TRAFFIC!!!!

New retail & restaurant development at 2212 Grant Road. Only have 2 units left. 1970 & 2026 sqft units @ \$25.00 base rent plus CAM expenses est. at \$5.50 per sqft first year. Be a part of Grant Town Center on King Avenue West busy traffic location. Join Topz Sandwich Company, Mazevo Coffee, Aspen Dental, UPS store, & a Mexican Grocery Store & Bakery. TWO UNITS LEFT! Reserve Your Space Now!



!!!!!!NEW!!!!!!

!!!!OFFICE SUITES!!!!

New office development located at 2240 Grant Road in the Homestead Business Park. From 1,750-5,000 sqft available. Base rent is \$24 plus estimated \$5 CAM expenses. Warm vanilla shell plus \$40 build out allowance with long term lease. Reserve your space now!



!!NEW WAREHOUSE UNITS!!

Brand new warehouse development on Billings Westend. Located at 1142-1146 South 29th Street West. Have various sizes from 1,000, 1,500, 2,000 and 3,250 sqft heated units with an office and bath. Reserve your office/warehouse unit now. On all city services and in town location for fuel savings.



!!!RETAIL/RESTAURANT!!!

!!!DEVELOPMENT!!!

NORTHWEST CORRIDOR

!!!COMING IN 2024!!

New Retail Development coming to Billings Northwest Corridor, located at 1720 Shiloh Road. \$26-\$30 PSF plus CAM expenses. Landlord to finish vanilla shell and give a \$40 per SF build out allowance to do your tenant improvements. Pad site available for \$60.00 per square foot base rent plus CAM expenses.



!!NEW PLAZA 24!!

!!!!NOW AVAILABLE!!!!

Approx. 450-475 Sqft Suite at Plaza 24 located at 805 24th Street West. Also, have 450 Sqft executive office suites coming available in 2024 with rent for \$650-\$800 per month each full service lease. Have 1 Suite remaining!



!!!!!!PRICE!!!!!!

!!!REDUCTION!!!

!!!INVESTMENT!!!

!1031 PROPERTY!

!!FOR SALE!!

Approx. 8,113 sqft on 2 levels of Class A professional space on a 50,648 sqft land parcel. Single tenant triple net property with Orthodontist. Seven (7) year initial term. Tenant with 4 years remaining. Tenant currently pays \$15,900 per month which yields a 7.00% Cap Rate at the \$2,725,000 purchase price.



!NEW ON MARKET!

!!!!!!CASINO!!!!!!

RESTAURANT

!!!!!!BAR!!!!!!

14,000 sqft facility on approx 3.25 acres near I-90. Need NDA signed. \$3.6 Million includes real estate, FF & E package, and all beverage liquor license. Call for more details.



!!!!!!BILLINGS!!!!!!

!!!!!!WEST END!!!!!!

RESTAURANT &

!!!!!!BAR!!!!!!

\$3.2 Million includes all real estate, complete FF & E package, and all beverage liquor license. More information to qualified buyers with signed NDA.

• **NEW WAREHOUSE SPACE** Collishaw Shops Available in Spring 2024! Have 1,000, 1,500, 2,000 and 3,250 sqft heated units with office and bath

• **PAD SITES AND BUILD TO SUITS** in A locations. Call now for information!

• **COMMERCIAL INVESTMENT OR 1031 PROPERTIES FOR SALE** from \$575,000 to \$4,500,000. Qualified buyers. Call for confidential information.

• **NEW SQUARE 106 DEVELOPMENT** at 1720 Shiloh Road. Retail, restaurants, office, pad sites, available @ \$26.00-\$30.00 PSF base rent plus CAM expenses. Pad site available for \$60 PSF for fast food with drive thru service. Have one 2120 sqft end cap remaining.

• Approx. 6,500 SF **RESTAURANT/BAR DOWNTOWN**. Leases for \$11,000 per month triple net. Building also can be purchased for \$2,000,000. Turnkey FF&E package and All Beverage License included in sale. \$995,000 Cash.

• Have 5,000-60,000 sqft of **PROFESSIONAL OFFICE SPACE** available this Spring of 2024. \$16.50 per sqft. Full Service. Reserve your space now!

• **RETAIL/OFFICE SUITES** at Plaza 24 Located at 805 24th Street West! \$650 per month all in lease rate. Year to year term.

LESH & COMPANY

REAL ESTATE

MONTY LESH 406-853-1523 BROKER/OWNERHEATHER ALTENHOFEN 406-860-2525 BROKERKATIE 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. **\$155,000**

**NEW 60X60 STEEL BUILDING ON HORIZON CONDOMINIUM UNIT 207**

Look here, new 60X60 Chief steel building. (3) 14' doors & (2) man doors. Unit 207 has TRECO electric service, City water & sewer. Perfect location & new steel building for your shop, warehouse, storage building, etc. Zoned general commercial & ready for you to occupy & make it your own. **\$350,000**

**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.

**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 RV storage facility was built in 2021. The building is 100% occupied w/monthly rent of \$225/unit plus a \$10 monthly maintenance fee. The spaces w/electricity are mostly occupied from April-October at \$65/mo and the other 25 spaces have occupants during the same time frame at \$60/mo. The rentals are month to month & charged to a credit card monthly. **\$699,000**

**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

OWNER FINANCING ON APPROVED CREDIT!

Poet Motorcycles

FOR SALE

Helena, Montana

1950 Euclid Avenue • Helena, Montana 59601



Established 40 years plus award winning Montana powersports dealership. ATV, UTV, motorcycle full service dealership. Turnkey, with service department, parts & accessories, new and used vehicle sales. Real estate included with rental income and room for expansion on a busy corner location on Highway 12 West in Helena. Owner retiring.

Call Tom Cox at: 406-457-8230

MAKE AN OFFER!



WWW.POETMOTORCYCLES.NET



724 WAGON TRAIL WEST - BILLINGS, MT

COMMERCIAL/INDUSTRIAL WAREHOUSE • FOR LEASE!



An incredible opportunity to lease a newly constructed, never occupied commercial/industrial warehouse unit w/fenced outside yard space & easy access in West King Commercial Park (off King Ave W & 64th St W). Lease the south half of the building (8000 SF) unit w/1/2 acre of lot space. Heated warehouse space is comprised of 6000 SF main floor, 1922 SF mezzanine, 350 SF heated & cooled private office space, 2 restrooms, 10 parking spaces, & potential for extra yard space w/adjacent unit. Pass-through configuration w/front & rear overhead door (16X14) per side. 2200 gallon cistern. Conduit in place for 3 phase power that is in proximity • **\$10/SF NNN LEASE • \$6,667 BASE • MLS#343237**

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

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RANCH • HOME • COMMERCIAL



BAR & GRILL

9 SOUTH MAIN STREET - BAKER, MT

Here is your opportunity to own a long term established sports bar. Step back in time Baker, Heisers Bar has been a family owned & operated business, located on Main St in Baker, since 1933. A favorite of locals & out of towners alike, the bar is known for its friendly environment & fresh salad & pizza bar.
\$1,800,000 - MLS#341565



LAUNDRY MAT

4 S MAIN STREET - BAKER, MT

Self-service pristine 3,000 sqft commercial laundry facility in downtown Baker, MT. Built in 2010, it adheres to current building codes & houses equipment that is in excellent condition. This equipment includes Speed Queen washers & dryers, starching/pressing machines, folding tables, coin change machines, a vending machine for laundering supplies, water dispenser station, & much more.
\$500,000 - MLS#341237



COMMERCIAL & RESIDENTIAL RENTAL SPACES

117 E WILSON ST - BROADUS, MT

When then the renovations were done on this building, they divided the lg building into multiple units for greater functionality & cash flow. Upstairs there are two 1-bd apts. The North apt has a full kitchen & bath, & a small office. The South apt has a beautiful view of the town square. On the main floor is a physical therapy office. In the back is a 2-bed apt w/att gar. This apt has a full kitchen, a handicap accessible bath, & a 2-car att gar. The apt has antique doors & hardware that are part of the original building; the ceilings here & in the physical therapy area are stamped metal ceilings circa early 1900's. **\$380,000 - MLS#342443**



WELL ESTABLISHED FUEL, FEED, AUTO AND TIRE SHOP, & MORE

23 E HWY 323 - EKALAKA, MT

FRUIT SERVICE & REPAIR is a well-established operation w/ different factions including dry & liquid livestock feed (both w/delivery), bulk fertilizer, 2 fuel station locations, auto repair, tire repair & a retail store that includes Napa parts. Those businesses, the buildings & land, fixed assets & tools & equipment needed to run them are included in this listing. If you want a successful turn-key business that is part of the heartbeat of rural Montana, this is everything you've been looking for! **\$1,499,000 - MLS#342244**



10 APARTMENTS & 2 OFFICE SPACES FOR LEASE

202 S 7TH ST - MILES CITY, MT

Centrally Located, Well Maintained Apartment Building! This property has an excellent rental history rate, and is in very good condition. Two blocks from Main Street AND out of the flood zone! Includes ten apartments and a double office space. The laundry is centrally located. Each of the spaces has been consistently maintained. Call today to receive more details about this opportunity! **\$450,000 - MLS#342378**



PREVIOUS SCHOOL WAITING FOR YOUR VISION!

502 POPLAR DR - COLSTRIP, MT

37,000 sf building. Constructed in 1976, the structure offers multiple classrooms, tiled flooring, kitchen, gym, offices and more. Plenty of parking! Once served as an elementary school and later used for offices and afterschool care for children K-5. Possibilities are endless! The boiler is broken, and this facility doesn't have a functional heating system. Please contact us for more information. Property SOLD AS IS. **\$250,000 - MLS#342268**



CORNER COMMERCIAL LOT & BUILDING

6 1ST ST E - BAKER, MT

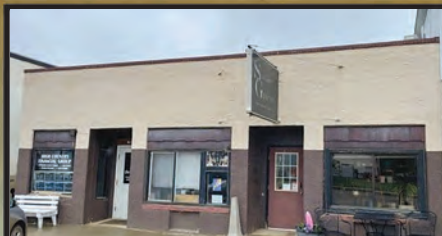
This corner commercial lot & building sits in the heart of the Southeastern MT town of Baker. The lot spans .22 ac & is accessible from the main road or alley. There are 10 locations within the lot available for hook up to city sewer, city water, & electrical. The building could easily serve as a central office. Call for more information or to set up a showing!
\$49,900 - MLS#342548



WELL ESTABLISHED FUEL, FEED, AUTO AND TIRE SHOP, & MORE

200 MAIN - ASHLAND, MT

Hardware Hank store w/retail inventory, on 1.26+/- ac. tire repair shop w/tire machine, tire balancer, tire inventory, air compressor. Hydraulic hose repair system w/inventory. 5,000 propane tank. **\$395,000 - MLS#341034**



TWO SPACES: EATERY/ KITCHEN & OFFICE SPACE

111 N MAIN - EKALAKA, MT

The Stompin Grounds on the main street of Ekalaka is a hub for early morning coffee and lunch w/a great atmosphere to meet up with clients and friends alike. Owner serves up a wide variety of pizza, sandwiches, salads, and much more for lunch as well as a full coffee menu. Room to expand the vision of the kitchen with a large, vented hood, prep tables, and much more already in place. The walk-in cooler and freezer are a must see! **\$225,000 - MLS#342330**



RIVERSIDE HOME AND MEAT PROCESSING FACILITY

726 TONGUE RIVER RD - MILES CITY, MT

River Front Living In Montana: 46+ ac of riverfront property that holds everything a person needs to live the Montana dream - home and business. The one lvl custom home sprawls 4,000 sqft. Includes finished four-season porch w/ BBQ exhaust system, a heated pool overlooking the river, sunroom w/sauna & spa, 50x100 metal shop, 2 guest cabins, 11 garages, livestock shelters, lighted riding arena, shooting range, & a master bath w/ jacuzzi tub, steam shower, built in Bluetooth speakers, touch lighting, heated floors, & river views. **\$1,250,000 - MLS#342175**



BAR & GRILL

205 W SPRING STREET - TERRY, MT

The Roy Rogers Bar, Grill, & Casino is a historic piece of Montana in the beautiful town of Terry. In the center of Terry's downtown, this listing includes the newly updated building filled w/a well-established Bar, Casino & Restaurant, F.F. & E., w/Full Beverage Liquor License w/Gaming. The kitch has industrial ovens, grill, sinks, prep area, fridge, & freezer. Continue the tradition of providing delicious food, beverages, & entertainment in this vibrant space. Financials available for qualified buyers only. **\$380,000 - MLS#342443**



COMMERCIAL LOT WITH WATER & ELECTRICITY

1098 COUNTY ROAD 1121 RD CULBERTSON MT - \$120,000

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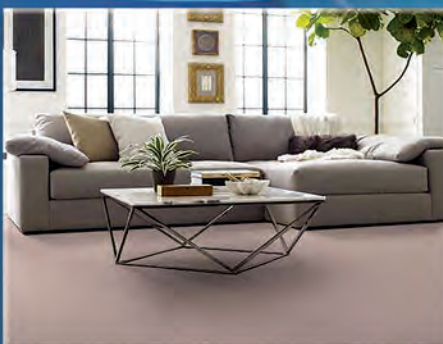
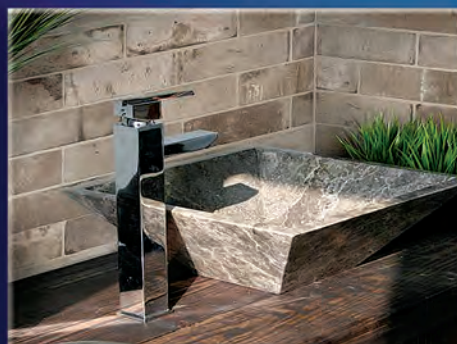
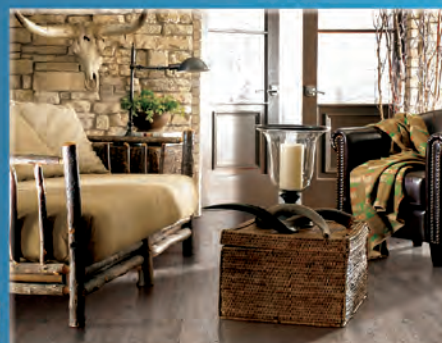
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- ♦ OFFICES - ENTRYWAYS - WAITING ROOMS - HOSPITALS - GYMS - & MORE!
- ♦ COMPLIMENTARY ON-SITE DESIGN CONSULTATION



SHOP WORLD STORAGE UNITS



89 Units - - 50 units 20X10, 29 units 30X10, 10 units 40X10. Call Office for details. **\$1,700,000**

3729 GREEN ACRES DRIVE



Approx. 12 ac commercial property in Billings, MT offering 800 ft of frontage road exposure & direct access to Interstate 90. Includes a 2,752 sqft home, outbuildings, and ample space for parking & future development. Located outside city limits & un-zoned, providing limitless possibilities for various business ventures. Don't miss this rare opportunity for unbeatable visibility & strategic location in a thriving economic hub. Contact us today to seize this exceptional commercial property in Billings, MT. **\$1,700,000**

BILLINGS/DOWNTOWN RETAIL/AUTO

Retail location in Downtown Billings MT. 3 lots providing exposure to 4 heavily traffic streets. Frontage exposure: Montana Ave 117 ft, 1st Ave North 239 ft, Division street 99 ft & N 36th street 206 ft. Sales office is approx. 2,818 sqft, has 3 private offices, a lg sales room & bath in the main lvl, additional bath & lg storage area in the lower lvl. Parking lot is approx. 50,050 sqft, paved & lighted w/LED lights. 3 advertising signs that rent for \$2,500 year. **\$1,200,000**



847 WEST TOY STORAGE STREET - BILLINGS, MT



New construction offers 3 independent units, each 24'x60', w/16' side walls. Fully insulated w/LED lights, receptacles, a 14'x14' overhead door, & a gas-forced air heater (not yet installed). Ideal for work or storage, or to generate rental income (Units rent around \$750/month). Annual HOA fee of \$400. Easy access from King Ave. **\$400,000**

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GREG JUDSON
VP COMMERCIAL DIVISION
406-690-0373



MARK DAWSON
BROKER - OWNER
406-591-0021



CARLY MACNAUGHTON
SUPERVISING BROKER
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C21 COMMERCIAL PROPERTY ANALYSIS will aid in determining cost benefits to both property owners and lenders.

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- Business Acquisition & Sales
- Development Land
- Build to Suit
- Mult-Family Buildings
- Warehouses & Industrial Spaces
- Office and Professional Spaces
- Residential Investment Properties
- Farm & Ranch

111 24TH ST W • RIMROCK MINI MALL • BILLINGS, MT
\$15 SF/MON • STE 201 MLS#339564 • STE 209/211 MLS#339565



LOCATION! LOCATION!! RIMROCK MINI MALL.

Suite 201 1180 SF \$1,995/mo lease. Has main floor entry/vestibule with drive up parking, upstairs suite with unique size and architecture style. Walk out rooftop patio space, bathroom. Formerly Smokin Smitty's Tremendous signage opportunity. Suite 209/211 380 SF - \$645/mo. Offers affordable small office or cosmetology/retail space. Both spaces available for 3-5 year lease, \$15/SF NNN lease. CAMS

CALL GREG JUDSON 406-690-0373

2484 OVERLAND AVENUE • BILLINGS, MT
\$3,825/MONTH • MLS#344087



SITUATED AT A PRIME LOCATION ON OVERLAND AVENUE.

3400 SF. Featuring a 1800 sq ft finished office area, the space offers four private offices, a welcoming lobby, a break room & conference room. Complementing the office setting is a 1600 sq ft heated warehouse with a 14' tall overhead door. Bathrooms and Parking lot are shared with neighboring businesses.

CALL GREG JUDSON 406-690-0373

THE GRAND BUILDING • BILLINGS, MT
\$1,875,000 • MLS#343403



6 MINI OFFICE SPACES AVAILABLE!

Offices starting at \$500 to \$800 per month, on a month to month basis, Utilities included. Located in the Heart of Downtown Billings, above Jake's Restaurant. Convenient parking available through sky-bridge. Old world classy charm with tasteful modern updates. Call for details and availability of existing spaces or to remodel to suit.

CALL GREG JUDSON 406-690-0373

820 DIVISION STREET • BILLINGS, MT
\$1,875,000 • MLS#343403



RARE OPP TO OWN BILLINGS HERITAGE - THE SNIDOW HOME.

Neighbor to Moss Mansion, well-loved 1916 home, converted & rezoned into professional offices. Modernized Mechanical w/ opulent period finishes & styles, remain breathtaking. Finely finished Walnut is prevalent. Marble & original ornamentation throughout. Light from 2 sun rooms accents rich woodwork. 4 offices upstairs w/ sm family rm + 2 baths. ADA accessible main w/ lg office +library/study that could be another office. In bsmt: 2 offices/meeting rms & storage. A heated carriage house is adjacent to rear parking lot.

CALL GREG JUDSON 406-690-0373
RYAN THOMSEN 406-672-8803



2424 6TH AVENUE N • BILLINGS, MT \$672,500 • MLS#343961



DEVELOPMENT OPPORTUNITY! - SELLER FINANCING IS POSSIBLE!
Building as intended; for large auto repair, auto sales, auto body, or boat repair. 6 bays, lobby, merchandise area, break area, several work station areas. 28,000 SF corner lot is fully fenced and gated. Side street and private lane access to the sides of the rear yard. Building faces 6 th Ave - extremely high traffic counts & high visibility. Front completely fenced w/ gated access. This part of Billings that is just starting redevelopment! At crossroads of Heights/Metra/Lockwood all going westward meeting a downtown entry.

CALL GREG JUDSON 406-690-0373

1314 24TH STREET W • BILLINGS, MT \$310,000 • MLS#344039



FOUR WINDS QUILTING BUSINESS AVAILABLE FOR PURCHASE!

No Real Property for Sale Unlock a turnkey opportunity with thriving business that consistently grows every year. Strategically situated in the heart of Billings, store serves as a cornerstone in a high-traffic retail shopping area. Store is also the biggest Janome sewing machine dealer in MT. Current owner is committed to providing up to 30 days of onsite training support, ensuring a smooth transition. Inventory & fixtures, including Janome, Elna, & Necchi sewing machines, all included in list price. Further financial details can be shared after a brief conversation & non-disclosure agreement. Owner is retiring. Don't miss out!

**CALL GREG JUDSON 406-690-0373
TONY GAFFKE 406-272-6511**

3734 CRESCENT LAKE- #4 • BILLINGS, MT \$910,000 • MLS#343541



OFFICE SPACE WITH FINISHED CONDO - OVERHEAD DOORS

3000 sf WH + 2325 sf FINISHED CONDO/office space, two 14' OH doors + rear 14' OH into private fenced yard w/gate. WH has a half bath. Condo has 2 full bathrooms & full kitchen, breakroom mini kitchen, can be any mix of offices, bedrooms, etc. Up to 4 bed/2 bath or two separate 2bed/1baths. Unzoned - off 56th St. W- Community Well/Septic Features: Insulated and steel lined walls, GFA heaters, 14' OH doors, 22' high ceilings, finished bathroom(s), LED light/Ceiling Fans, wired for security cameras, Trench Drains in floors. All units capable of: living rooms, kitchens, "offices" with closets,

CALL GREG JUDSON 406-690-0373

2526 SHILOH ROAD - #3/4 • BILLINGS, MT \$810,570 • MLS# 337234



COMMERCIAL - GREAT NORTHWEST LOCATION AVAILABLE!

Great location, the furthest northwest commercial availability on Shiloh Road. The offering is a shell at \$230/sq. ft. - Build out at new owner's option - Wells Built is available for design and/or build out. Yellowstone County does not show individual tax amounts- taxes must be verified with County. CAM \$272/ month includes ext ins, maintenance, and utilities.

CALL MARK DAWSON 406-591-0021

9060 QUEST AVENUE • BILLINGS, MT \$1,285,000 • MLS#342977

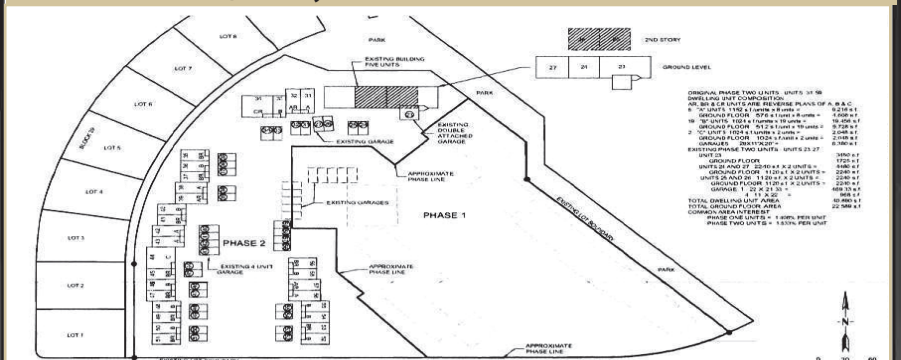


COMMERCIAL BUILDING WITH 3 BED, 2 BATH HOME!

Built with quality construction methods, commercial building includes a successful business of almost 40 years. Woodworking shop comes with top end SCMI machinery, dust collection system, radiant tube heating, full fire suppression sys, lg garage doors for easy loading & unloading, air conditioned office space, well for the shop, 600 amp, 3 phase service. THE PROPERTY COMES WITH A BEAUTIFUL CUSTOM-BUILT HOME: 1872 SF. 1 level living, 3 bed. 2 bath rancher, att oversized 2 car garage. Loaded w/ custom hand crafted: built-ins, cabinets, interior doors, exterior doors, columns, trim work, and more. List price includes the sale of the business.

**CALL GREG JUDSON 406-690-0373
ANTHONY MCCOY 406-672-2284**

3385 GRANGER AVENUE S • BILLINGS, MT \$325,000 • MLS#343541



DEVELOPMENT OPPORTUNITY! - SELLER FINANCING IS POSSIBLE!

Building as intended; for large auto repair, auto sales, auto body, or boat repair. 6 bays, lobby, merchandise area, break area, several work station areas. 28,000 SF corner lot is fully fenced and gated. Side street and private lane access to the sides of the rear yard. Building faces 6 th Ave - extremely high traffic counts & high visibility. Front completely fenced w/ gated access. This part of Billings that is just starting redevelopment! At crossroads of Heights/Metra/Lockwood all going westward meeting a downtown entry.

CALL MARK DAWSON 406-591-0021

3734 CRESCENT LAKE- #2 & #3 • BILLINGS, MT FOR LEASE \$1,968/MO • MLS# 343917



OFFICE SPACE WITH OVERHEAD DOORS

Lease is \$1968 per month+ electric/gas. Unit 2 OR 3 are 1890 sf. For Sale @ \$274,000 each; OR Lease @ \$1968 per month +elect/gas (\$1575 + \$336 CAMS/ \$9 sf base rent+ \$1.50 estimated CAMS) Unzoned-off 56th St. West- Community Well/Septic. Features: Insulated and steel lined walls, GFA heaters, 14' OH doors, 22' high ceilings, finished bathroom, LED light/ Ceiling Fans, wired for security cameras, Trench Drains floors. All units capable of: living rooms, kitchens, "offices" with closets. Owner willing to buildout interiors if lease terms are negotiated further. Entire Building for sale @ \$1,997,000.

CALL GREG JUDSON 406-690-0373

304 ELLIOT AVENUE • HYSHAM, MT \$330,000 • MLS# 34147



MULTI-FAMILY HOUSING OPPORTUNITY - IN WEST END!

Great infill multi-family housing opportunity in a great west end location. Located in Cedrus Clump Condominiums Harvest Subdivision next to a great family park. It is planned for 29 units approved by the current association, call for information regarding water line, sewer line, and extra garages.

**CALL MARK DAWSON 406-591-0021
GREG JUDSON 406-690-0373**

COMMERCIAL

1327 CENTRAL AVENUE • BILLINGS, MT



- 2,304 SF Office/Retail Building – 5,755 SF lot
- Display Area w/3 Offices, Conference/Break Area
- Excellent finish work
- Good access to all parts of the city
- Move-in condition

PRICED AT \$399,000

56TH ST & ABBY ROAD • BILLINGS, MT



- 47,400 sqft Warehouse
- Excellent 1-90 Access
- Easy Access to all parts of Billings
- 7" Reinforced Floor
- 2-Door Dock
- Sprinkled
- 4 Drive-In Doors (2-16'x22' 1-16'x24' 1-18'x24')

PRICED AT \$7.50/SF PLUS \$1.00 CAM

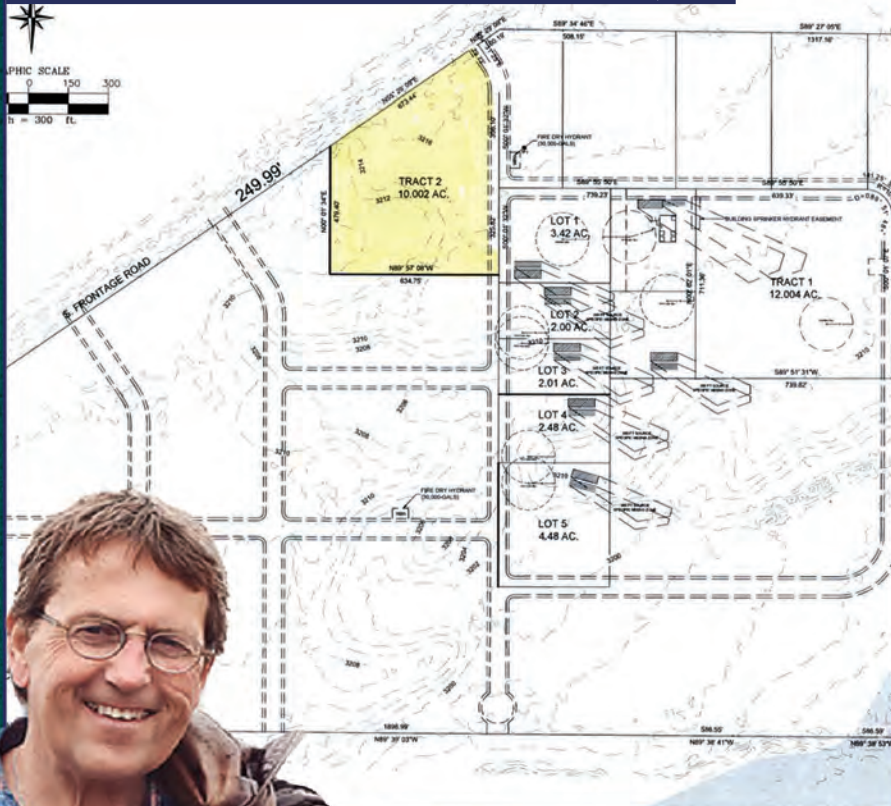
5523 ABBY ROAD #1 • BILLINGS, MT • 25,000 SQFT



- Excellent I-90 & S. Frontage Rd 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 \$7.50/SF PLUS \$1.00 CAM

10 ACRES S FRONTAGE RD • BILLINGS, MT



- Tremendous Exposure!!
- Easy Access to I-90 East or West
- Ideal for Dealership, Manufacturing, Warehouse, Distribution
- County Zoning – Light Industrial
- Power, Gas, 3ph, Fiber, Well & Septic

PRICED AT \$2,180,000

I-90 / KING AVE INTERCHANGE • BILLINGS, MT



- Prime Location
- 2.035 acres (88,645 sqft)
- 366' on Mullaney x 243' Deep
- All City Services

PRICED AT \$1,957,000

2505 6TH AVENUE NORTH • BILLINGS, MT



- 3,200 SF Building (40x80)
- 10,500 SF Lot
- Zoned NMU-Neighborhood Mixed Use
- Formerly Speedy Wash Laundromat
- Built in 1976
- Great Location- Office – Retail-Professional
- Central Location- Easy Access to all parts of the city

PRICED AT \$349,000

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BUSINESS OPPORTUNITY!



FOR SALE! \$449,000

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 TREEESE 406-647-5007



FOR SALE! \$795,000

5625 SCANDIARD • SHEPHERD, MT

- Feedlot Steakhouse! Delicious food, friendly service, and welcoming atmosphere!
- Full liquor license. 2 ac property.
- Log structure, completely furnished restaurant, turn-key business.
- Basement office/storage area, gaming machines are leased.
- Successful history, financials available for qualified buyers.

TOM & ROBIN HANEL 406-690-4448



FOR SALE!

5710 INTERSTATE AVE, UNIT 2 BILLINGS, MT

- Heated 2,400 SF light industrial condo/flex space in Titan Subdivision Industrial Park
- 14' OHD w/electric opener
- 12' x 12' office
- \$200/mo HOA

BRANDON TREEESE 406-647-5007

NEW PRICE!



FOR SALE! \$130,000

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.

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- Wheelchair Lifts

- Wheelchair Accessible Conversion Vehicles
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- Power Seats
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FOR LEASE! \$10/SF/YR NNN (\$2.66/SF/YR)

720 LOHWEST LANE - BILLINGS, MT

- Area 8 – West • 15,000 total SF
- 7,000 SF of 2-Story Class A Office Space
- 8,000 SF of Shop Space with 3 - 14' OHD
- Shown By Appointment Only

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THE GRIZZLY BAR!



**22 E ROSEBUD RD
ROSCOE, MT**

"Where the hell is Roscoe?"

- World famous Historic Grizzly Bar is destination worth the beautiful drive.
- East Rosebud River across the road.
- Front deck, lg side patio for events.
- Updated bar & dining room in 2019.
- Sale includes land, buildings, FF&E, beverage liquor license w/gaming.
- **HUGE \$225,000 price reduction, from \$975,000 to \$750,000!**

**CINDY DUNHAM
406-425-0182**

NEW PRICE! NOW! \$750,000!

MOTIVATED SELLERS!



FOR SALE!

PRIME COMMERCIAL LOCATION IN MONTANA SAPPHIRE SUBDIVISION

- West of Shiloh & King roundabout between Bravera Bank & Manny's Sports Bar.
- 88,000 sf lot. Surrounded by major businesses & residential apartment complexes.
- Zoned CMU1 - King & 42nd. 270' King Ave Frontage. All city services in place.
- Adjacent to Shiloh Conservation Park across from Medical Campus.
- Zoned CMU1 Corridor Mixed-Use.

JON PIERCE 406-855-0368



FOR SALE! \$885,000

CANAL VISTA PATIO HOMES

- Development Opportunity. 13.91 acres. HOA docs done.
- Master plan for 47 patio home lots + 12 large patio home lots fully approved by city.
- Listing agent has an ownership interest
- Owner willing to sell outright, or consider terms/partnership, bring your offers.

SUSAN B LOVELY 406-698-1601



FOR SALE! \$309,000

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 TREESE 406-647-5007



FOR SALE!

444 N 9TH STREET SUITE 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.
- \$1,400,000 - MLS#343980

DANIEL PATTERSON 406-321-4182

100+ AC PRIME FARM LAND



FOR SALE! \$2,395,000

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

STEPHANIE PATTERSON 406-321-0759 DAN PATTERSON 406-321-4182



FOR SALE! \$340,000

**1841 GRAND AVE
BILLINGS, MT**

- Single-tenant building at corner of Grand Ave and 19th
- Tenant-occupied
- 19,000 ADT
- Adjoining building to the east is also available for \$860,000



FOR SALE! \$860,000

**1827 GRAND AVE
BILLINGS, MT**

- Multi-tenant building
- 100% occupied
- 19,000 ADT
- Adjoining building to the west is also available for \$340,000



OR \$1,200,000 FOR BOTH!

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