



EASTERN MONTANA MONTANA COMMERCIAL REAL ESTATE

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WESTERN & CENTRAL EDITION ONLINE

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406-861-4742

NEW LISTINGS FOR SALE OR FOR LEASE!

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

NEW LISTING!



223 ERIE DR UNIT 6 • BILLINGS, MT
FOR LEASE \$9/SF/YR NNN
1,664 SF Office/Shop
George Warmer 406-855-8946

NEW LISTING!



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

NEW LISTING!



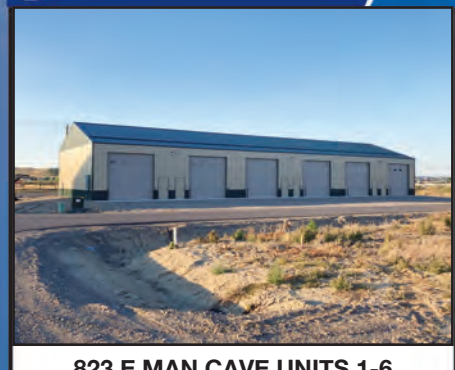
1597 AVENUE D SUITE 6
BILLINGS, MT • FOR LEASE
\$1,560/MO + UTILITIES
1,040 SF Office Space
Nathan Matelich 406-781-6889
Michael Speidel 406-601-9695

NEW LISTING!



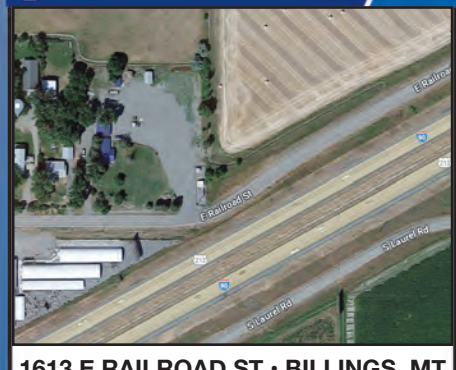
204 S WASHINGTON AVE C1
LAUREL, MT • FOR LEASE \$1,700/MO
1,500 SF Industrial Space
Todd Sherman 406-570-8961

NEW LISTING!



823 E MAN CAVE UNITS 1-6
BILLINGS, MT • FOR SALE \$625,000
6 Bay Warehouse Building
8% Cap Rate
Shaylee Green 406-208-7723

NEW LISTING!



1613 E RAILROAD ST • BILLINGS, MT
FOR LEASE \$1,000/MO
Approx. One Acre of Cleared, Leveled, &
Rough Graded Land
Erik Caseres 406-861-4742

NEW LISTING!



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

NEW LISTING!



9026 KAUTZMAN ROAD
BILLINGS, MT • FOR SALE \$3,168,514
Mobile Home Park +
Mini Storage Property
Nathan Matelich 406-781-6889

NEW LISTING!



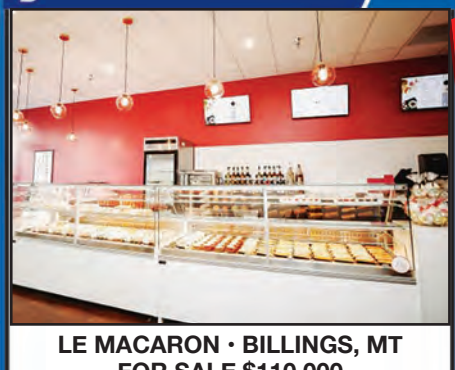
308 10TH STREET W • BILLINGS, MT
FOR LEASE \$2,000/MO
1,100 SF Flex Building
Shaylee Green 406-208-7723

NEW LISTING!



WILLOW CREEK DAY SPA & SALON
BILLINGS, MT • FOR SALE \$100,000
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!



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

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!



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



NEW LISTING!

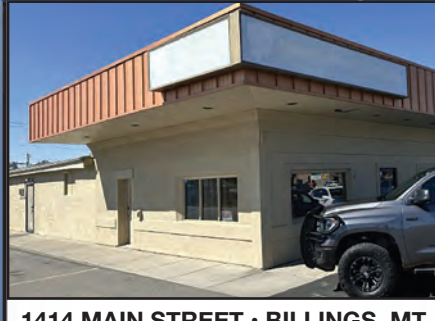


CASINOS • BILLINGS, MT • FOR SALE \$799,000 EACH
2 Casinos For Sale Separately
Todd Sherman 406-570-8961

NEW LISTING!



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



**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



**1041 MAIN STREET • BILLINGS, MT •
FOR SALE \$1,780,000**
Stadium Club Building For Sale
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



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



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



**BEER & WINE LICENSE
BILLINGS, MT
FOR SALE \$39,000**
Village Inn Beer & Wine License
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



**217 MAIN ST • CIRCLE, MT
THE ROUND TOWNE BAR,
RESTAURANT & CASINO
FOR SALE \$550,000**
Includes Real Estate, All Beverage
Liquor License w/Gaming.
Nathan Matelich 406-781-6889
Mike Bruschwein 406-697-6176



**1125 MAGGIE LANE • BILLINGS, MT
FOR LEASE \$9.50/SF/MO**
George Warner 406-855-8946



**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



**INSPECTION BUSINESS
SALE \$40,000**
Well established home inspection
business w/strong franchise support.
Mike Bruschwein 406-697-6176



**1718 4TH AVE N • BILLINGS, MT
FOR SALE \$935,000**
15,712 SF Manufacturing Plant
w/Delivery Dock
George Warner 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



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

SELLER FINANCING AVAILABLE!



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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



**711 CENTRAL AVE STE 215-216
BILLINGS, MT
FOR LEASE \$2,433/MO**
3,245 SF Office Space
Shaylee Green 406-208-7723



**711 CENTRAL AVE STE 24-34
BILLINGS, MT
FOR LEASE \$1,355/MO**
1,542 SF Office Space
Shaylee Green 406-208-7723



**2500 GRAND AVE, STE Q
BILLINGS, MT
FOR LEASE \$8/SF/YR**
2,500 SF Retail/Showroom
& Warehouse Space
Erik Caseres 406-861-4742



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



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



204 N 29TH ST • BILLINGS, MT
FOR LEASE \$15 PSF/YR NNN
2,800 SF of Downtown Retail
w/buildout available.
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



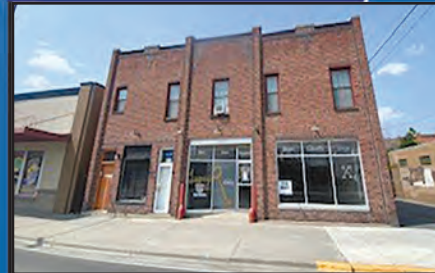
410 COLORADO AVE • LAUREL, MT
FOR SALE \$1,180,000
2 Buildings Totaling 59,050 SF
George Warmer 406-855-8946
Nathan Matelich 406-781-6889



PRICE DROP
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
620, 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



3D TOUR: <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
Mike Bruschwein 406-697-6176



10 5TH STREET HARDIN, MT
FOR SALE \$125,000
4,175 SF office in downtown Hardin
Todd Sherman 406-570-8961
Shaylee Green 406-208-7723



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

Global Presence. Local Power.

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



NEW LISTING!



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



NEW LISTING!



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 Warmer 406-855-8946



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



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



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



PRICE DROP
125 S 80TH ST W • BILLINGS, MT FOR SALE \$102,900
1,152 SF SHOP SPACE
Nathan Matelich 406-781-6889



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 Warmer 406-855-8946 • Blaine Poppler 406-671-0399



PRICE DROP
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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Global Presence. Local Power.

INDUSTRIAL PROPERTIES & COMMERCIAL LAND

NEW LISTING!



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

NEW LISTING!



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

NEW LISTING!



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

NEW LISTING!



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

NEW LISTING!



**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

NEW LISTING!



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

NEW LISTING!



**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

NEW LISTING!



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

NEW LISTING!



**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

NEW LISTING!



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

NEW LISTING!



**1005 MAIN STREET • BILLINGS, MT
FOR SALE \$1,400,000**
6,500 SF on 1.5 AC
FOR SALE \$1,700,000
6,500 SF on 1.5 AC **W/CELL TOWER**
Shaylee Green 406-208-7723

NEW LISTING!



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

NEW LISTING!



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

NEW LISTING!



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

NEW LISTING!



4.35 ACRE
RETAIL • OFFICE
RESTAURANT SITE
AVAILABLE FOR SALE
OR BUILD TO SUIT
406.652.6100

**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

NEW LISTING!



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

NEW LISTING!



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



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COMMERCIAL LAND FOR SALE & CONTINGENT PROPERTIES



1629 AVE D STE A4 • BILLINGS, MT • FOR LEASE \$550/MO
400 SF Professional Office Space
Erik Caseres 406-861-4742

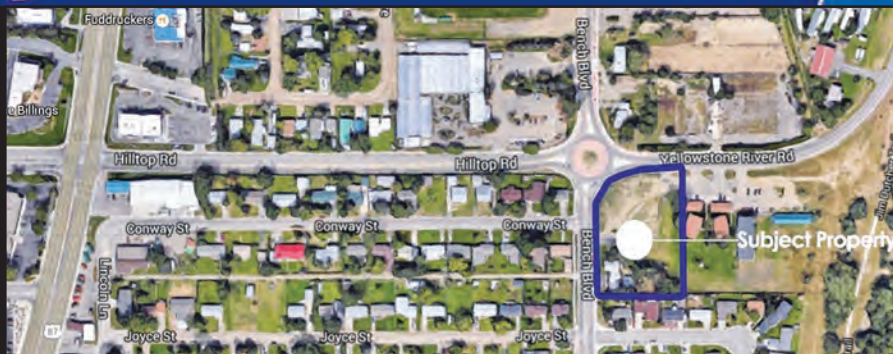


**LAND NEAR I-94
OFF EXIT 138
MILES CITY, MT**

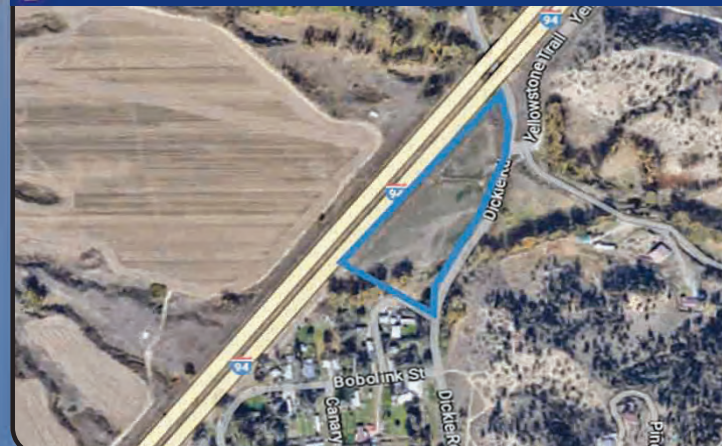
**FOR SALE
\$1,155,429**

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 \$1,516,685.15
7.034 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**

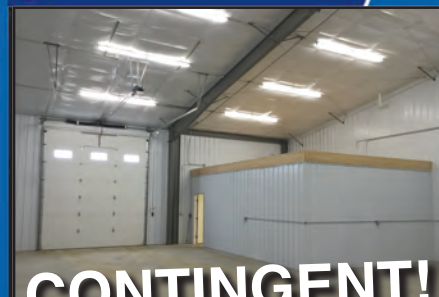


LONG TERM GROUND LEASE POSSIBILITIES!

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



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



CONTINGENT!

5229 KING AVE F1 • BILLINGS, MT
FOR LEASE \$9.50/SF + \$150 (NNN)
2,400 SF Industrial Space
Todd Sherman 406-570-8961



CONTINGENT!

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



CONTINGENT!

**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



COMMERCIAL

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**

56TH ST & ABBY ROAD • BILLINGS, MT



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

I-90 BILLINGS • WEST END • BILLINGS, MT



- I-90 Exposure • South Frontage Road
 - 2 to 50 acres • Build to Suit Available
 - Light Industrial Zoning
- COMPETITIVE PRICING!**



THREE 1-ACRE LOTS:

- Un-zoned Commercial Land
- Well and Septic provided by Owner
- Easy Access to City & I-90
- 1.5 miles from Zoo Drive Interchange
- Close to South Frontage Road
- Well & Septic Installed on Each Lot
- Un-zoned Lots
- Tremendous Exposure
- Will Build to Suit

PRICED AT \$5.00/SF EACH

MACKENZIE MEADOWS • BILLINGS, MT



BLOCK 9	ACRES	PRICE
Lot 9	1.17	\$255,000
Lot 10	1.17	\$255,000
Lot 11	1.15	\$255,000



CHUCK PLATT

406-861-8000 • 406-256-0400

Chuck@chuck-platt.com

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REALTOR & BROKER
DAVE SMITH**
406-234-2244
DAVE@DAVESMITHREALTY.COM


726 TONGUE RIVER RD - MILES CITY, MT

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


111 N MAIN - EKAŁAKA, 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**


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


202 S 7TH ST - 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



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



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


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**


23 E HWY 323 EKAŁAKA, 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 and 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**



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


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


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


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**



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PINNACLE
PROPERTY of MONTANA



PRICE REDUCED

410 E PIKE AVENUE - COLUMBUS, MONTANA



An exceptional commercial building in a prime location awaits you. On the main level, a versatile retail space w/2 front windows beckons customers. There has been a studio style apartment that has been added to the back of the retail space w/a kitchen & a bathroom. Upstairs, a 3-bedroom, 1 1/2-bathroom apartment. Entry to the apartment upstairs can be accessed either by the front or the back. Both spaces are currently rented. The basement offers ample storage. Positioned for success, this property promises solid returns from retail & residential leasing. Contact us now for a private tour!

\$299,000 • MLS#341456



MLS

Donna West
406-321-2170
DONNA@PINNACLEPROPERTY.COM

WWW.PINNACLEPROPERTY.COM

THE
Agency

montana



FOR LEASE: UNRESTRICTED SHOPS
\$10/SQ FT

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
- Private bathrooms/plumbing to shops
- Customizable
- 3 Phase Available



FOR LEASE: 20,275 SF PRIME OFFICE
\$15/SQ FT

2913 Millennium Circle - Billings, MT

- Prime Class A office building
- 20,275 SF, can be devisable into smaller office spaces
- Tenant pays utilities, taxes, insurance
- 20 private offices, 2 conference rooms, large cubical/open area, reception area, break room, file room, copy room
- Approx 35 on-site parking spaces
- 2.8 acres w/ponds
- Great location off King Ave



FOR SALE OR LEASE
INDUSTRIAL LAND ON BYPASS ROUTE
\$600,000 or lease \$6,000/month
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
- Partially in flood fringe
- Taxes \$4,588



Lauren Bond
Broker **406-699-0200**

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TOM STRUB 406-853-3028

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



SALE PENDING!

909 MAIN STREET • MILES CITY MT

A Miles City landmark, the Masonic Temple at 909 Main St is available for your rental portfolio and/or your other development ideas. A 3 story cement building w/a sandstone facade, w/a full bsmt, this building has seasoned tenants for steady rental income. A significant amount of space is available to be repurposed as commercial rental space, storage space, or even residential units w/the required permitting. There is an elevator shaft, but no functional elevator. 2 smaller buildings were added on the back of the main structure over the years for storage & rental spaces. **\$520,000**



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.

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V.P. COMMERCIAL DIVISION
406-690-0373



MARK DAWSON
BROKER, OWNER
406-591-0021



CARLY MACNAUGHTON
SUPERVISING BROKER
406-694-3953



CASEY MILLER
SUPERVISING BROKER, PARTNER
406-860-0923

111 24TH STREET W IN RIMROCK MINI MALL • BILLINGS, MT



SUITE 201 • \$15/SF/MO • MLS#339564



SUITE 209/211 \$15/SF/MO • MLS#339565

Location! Location!! Rimrock Mini Mall. Suite 201 1180 sqft \$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 sqft \$645/mo. Offers affordable small office or cosmetology/retail space. Both spaces available for 3-5 year lease, \$15/SQFT NNN lease. CAMS \$5.10 SF.

GREG JUDSON • 406-690-0373

THE GRAND BUILDING • BILLINGS, MT



6 floors of offices/ suites of various sizes & configurations. Offices starting at \$250/month and up to 5,000 SF suites. 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.

GREG JUDSON • 406-690-0373



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



A rare opportunity to own Billings heritage-the Snidow Home. Neighbor to Moss Mansion, this well-loved 1916 home was converted & rezoned into professional offices. Mechanical has been modernized, but the opulent period finishes & styles remain breathtaking. Finely finished Walnut is prevalent. Marble & original ornamentation are throughout. The light from 2 sunrooms accents the rich woodwork. 4 offices upstairs w/ small fam room +2 baths. The ADA accessible main has a lg office +library/study that could be another office. In basement- 2 offices/meeting rooms +storage. A heated carriage house is adjacent to rear parking lot.

GREG JUDSON • 406-690-0373

149 SHILOH ROAD UNIT 4 • BILLINGS, MT \$2,297/MO • MLS#342907



FOR LEASE: 1,282 sq. ft. \$21.59 per/sq ft. space located in building three at Shiloh Commons. The space is 1,185 sq ft. + 97 sq ft. with the shared bathroom. This space is situated right next door to Sophie's Kitchen and Onyx Wellness. Join the quickly growing Shiloh Road community. Space was previously used as a Pilates studio but can be transformed into an office space, retail space, etc. The possibilities are endless in a high traffic, high volume location.

GREG JUDSON • 406-690-0373

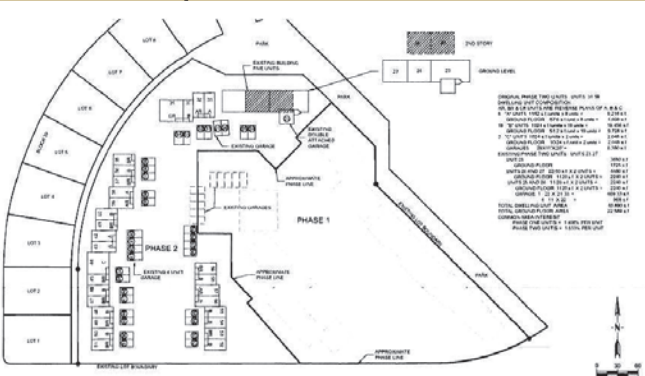
9060 QUEST AVENUE • BILLINGS, MT \$1,285,000 • MLS#342977



Flex Warehouse Building - 2 units, one building. 6315 SF Total - can add more 2nd level loft/mezz for more. 3918 sf unfinished floorspace/2397 sf finished space Finished offices/breakroom/bathrooms, nice upgrades. Many neighboring buildings allow non-permanent overnight stays. 14' OH doors allow for pull through to the rear Yard (fenced). Paved parking, front sidewalk, gravel yard with sidegate Twin 2200 cisterns (one for each unit), separate gas/electric Built by EEC end of 2021 and interiors late 2022. Currently leased and occupied - do not disturb.

GREG JUDSON • 406-690-0373 | ANTHONY McCOY • 406-672-2284

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



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.

MARK DAWSON • 406-591-0021

3734 CRESCENT LAKE • BILLINGS, MT UNITS 1, 2, 3 AVAIL. FROM \$330,000-\$575,000 MLS#339581



2 units with 1890 sq.ft., 1 unit with 3,780 sq.ft. Community septic and well- water etc to each unit of each building. Features include: Insulated & steel lined walls, Gas forced air heaters, 14 ft overhead doors, 22ft high ceilings at front of each space, baths are roughed in, can be finished/added by builder. Trench style floor drains in each unit. These units are all capable of having living rooms, kitchens, "offices" with closets.

GREG JUDSON • 406-690-0373

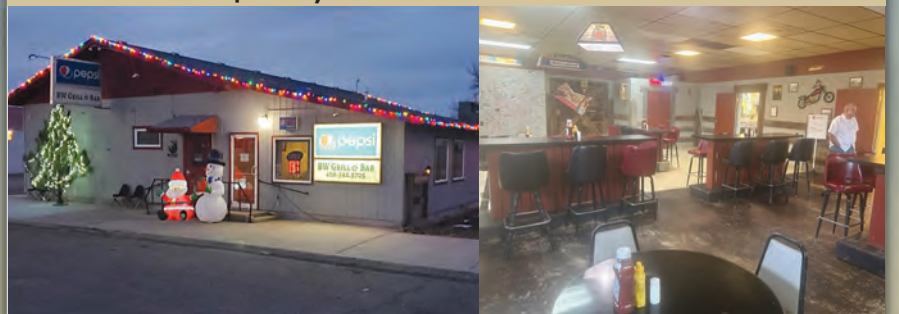
2526 SHILOH ROAD UNIT #3/4 • BILLINGS, MT \$810,750 • MLS#337234



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

MARK DAWSON • 406-591-0021

304 ELLIOT AVENUE • HYSHAM, MT \$330,000 • MLS#341477



Hard to find, extremely viable small-town business with an excellent reputation in Hysham Montana. Restaurant and bar with lots of renovations a great menu and no local competition. Location includes extra vacant lot with RV dumps and potential to purchase adjacent home. Sale includes remodeled building, liquor license, fixtures and equipment, and inventory.

MARK DAWSON • 406-591-0021



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**



FOR LEASE: 801 15TH AND BROADWATER



Lower lvl office space centrally located on 15th Street West & Broadwater. Open bullpen, conference room, executive office, kitchen/break room, & 2 baths. Walking distance to Post Office, fitness center & a retail center at 15th & Grand Avenue. **This is Suite 1 - 1,896 SF (\$1,500/month)**

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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 \$23 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 3,000 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!



!!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 6.75% Cap Rate at the \$2,825,000 purchase price.



!NEW ON MARKET!

!CLASS A OFFICE!

Located at 3395 Gabel Road in Trastech Center Kestrel Engineering has leased building since 2014. Approx. 10,092 sqft on a 39,341 sqft land parcel. Property yields a 7% Cap Rate on current annual rent and expenses. Priced to sell at \$2,175,000



!!!!NEW ON!!!

!!MARKET!!

!!WESTEND RETAIL!!

Approx. 2,026 SF available at 900 South 24th Street West, Suite 6. Currently occupied by Topz available January 2024. Leases for \$4,530 per month including base rent and current CAM expenses. Landlord may do some TI allowance for long term lease. Reserve your space on the 50 yard line!

• **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 \$500,000 to \$7 Million. 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.

• 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.



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REALTOR®-OWNER
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20 MONTANA AVE - LAUREL, MT
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\$3.85 SQ. FT.

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



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



RESIDENTIAL MULTIFAMILY

NEW PRICE!

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



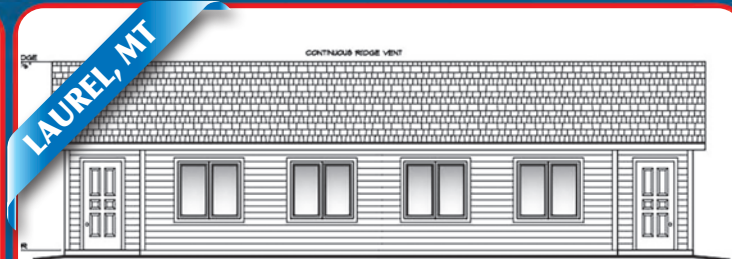
BILLINGS, MT

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



LAUREL, MT

TBD MAPLE AVENUE

Soon to be under construction, side by side duplex each unit has 2 bedrooms 1 1/2 baths, a 12x20 garage and carport. Some slight changes from plan images, call agent for details.

ML#340698 ~ \$449,000

Call Daniel

Unique Bozeman Investment Opportunity!



Located in the heart of Bozeman this is the first time this property has been on the market since 1971.

Approximately 9.3 acres adjacent to Montana State University property and about a mile from the University campus, the mall, restaurants, lounges, grocery stores, etc. Easy access to downtown, big box stores, and the extensive recreational activities that Bozeman is so well known for.

The property is currently operated as a mobile home park. 51 large rental spaces bring in revenue as well as a 2 bedroom 2 bath home on the property, also rented.

Two acres of the property are designated as "park" area but also may possibly be developed into more mobile home spaces to increase revenue.

It is bordered on one side by another mobile home park and on the other by high end apartments/condominium complexes.

Future appreciation probabilities are huge and as a "buy and hold" property, it pays the bills along the way.

Development possibilities are endless and limited only by your imagination.

Don't let this one get away!!

INTERESTED?
Don't hesitate to call:

Barbara
541-868-7342

or

Brian
406-224-2717



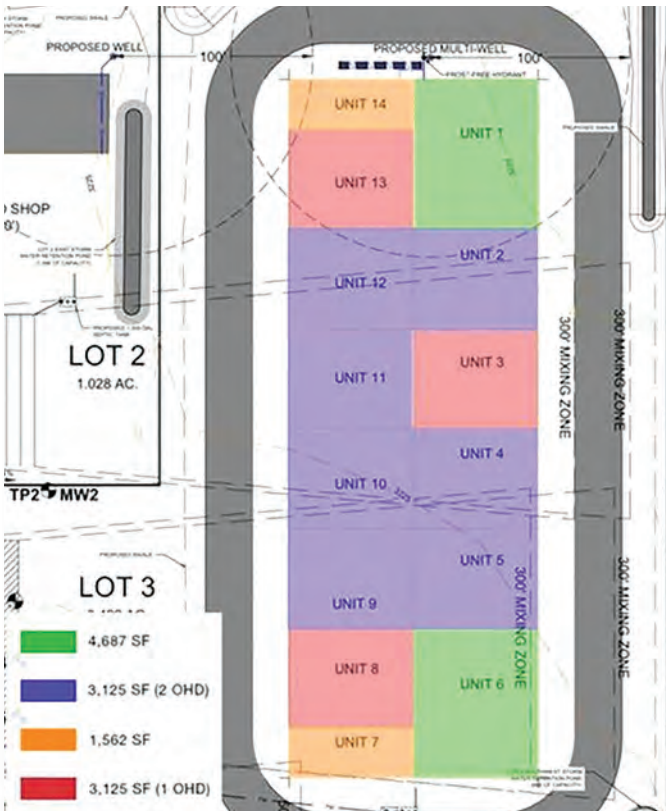
TONY GOLDEN 406-360-6364 tony.golden@whitetailproperties.com
www.whitetailproperties.com



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 #13
▪ 50'x62.5' (3,125 SF)
▪ \$441,280
▪ MLS#343453

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



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203 EATON - COOKE CITY, MT

\$1,900,000 - MLS#341333



Turnkey business & Real Estate for sale! Beartooth Adventures, a division of Cooke City Motorsports, is a very well-known snowmobiling & ATV company located in the heart of the Beartooth Mountains in Cooke City, MT which is rated 2nd in the country for the most epic riding in the lower 48. This business opportunity not only offers a 3600sf building which consists of a warehouse, retail area & shop but also has living quarters on the top level featuring 4 beds, 1 bath & large living area that can be used as a VRBO. Business is turnkey featuring the latest sleds & ATVS which are always getting replaced w/the latest & greatest models. This business features not only the capability to take your dreams & make them a reality, but it comes w/a transferable website, Government issued Guide Permit, all retail inventory, tools, equipment & a well-known name in the Motorhead world.



Kim CONNOLLY
406-591-5881
KIMCONNOLLYHOMES@GMAIL.COM



BERNADETTE BLAYLOCK
406-855-1397



429 JOSEPHINE LANE - BILLINGS, MT

HARD TO FIND!! Bring your trucks, 3-14' doors, 220 wiring, ample room to park trucks on an acre of ground, all fenced, small lunch area, restroom, outside building could be fixed up for office. Also included is a 14x50 2013 Champion mobile home w/2 beds, central air & rents for \$1000/month. Newer sewer lines in shop & trailer, newer tube heating which is very efficient, 1 newer garage door, 3 220 outlets, earn extra income & rent out for RV Storage. \$499,900 - MLS#342186

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SO YOU CAN LIVE INDEPENDENTLY AT HOME.



ARMREST CONTROLS • Easy-to-use hand control operates stair lift with the gentle push of a button. Ergonomic design, ideal for those w/ arthritis or limited dexterity.	SAFETY EDGES • Safety edges bring the stair lift to a gentle, but immediate stop, should you run into any obstructions on your staircase.	CURVED STAIR LIFTS • Lift hugs the bends & turns of your staircase. Whether your stairs take a hard 90° turn or a spiral shape, a curved stair lift can accommodate your needs.
MANUAL SWIVEL • When you reach the top of the stairs, the stair lift swivels to face the top landing and block the staircase below. Use either manual swivel levers or powered swivel option.	SEATBELTS • Variety of seatbelt options, but the best one was designed specifically for those w/ limited dexterity and flexibility. It's easy to operate and mounted to the armrest.	FOLDING • Folds easily, fit neatly against the wall, footrest folds with a button, so you don't need to bend over to flip it up—this makes getting in and out of the chair safe and secure.
TAKE UP LESS SPACE • Our rails are narrower than you'd expect. They're barely noticeable on your staircase, leaving plenty of room for everyone else to use your stairs comfortably.	MADE TO FIT YOU • You have made your home your own. And you can do the same with your stairlift by choosing the color and upholstery that suits you best.	EASY TO PUT AWAY • Stairlift folds away neatly - lift up seat & armrests then flip up footrest automatically w/ push of a button. That means no bending over, making you safer in your home.
CUSTOMIZABLE TO YOUR NEEDS • Rail fits your stairs, the chair must fit your needs for maximum comfort in your home, we adjust the little things that'll make a big difference.	QUICK DELIVERY & INSTALLATION • Stannah is a leading stairlift manufacturer. Once you order your stairlift, you can be sure it will be with you quickly, and we can often install it in less than a day, w/ no building work.	

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20 CENTRAL AVENUE S - HARLOWTON, MT



Montana Rugged Wear is successful business in the heart of Harlowton. A textile decorating business w/established cliental & all equipment needed to keep running will sell w/the business. Building is 1-lvl 1,800+ SF w/commercial space, office space, kitchenette, & street front location. Building & business are separate sellers. \$100,000 for building purchase or \$130,000 for business. Real property sale is separate from the business sale, listing price reflects the combined purchase price. 24-hour notice is required for all showings. **\$230,000 - MLS#340607**

MAIN STREET & 9TH AVE | FORSYTH, MT

\$1,100,000

SOLD!



The historical Iron Horse Saloon and Casino / Joseph Cafe, 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.



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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**

708 LOHWEST LANE - BILLINGS, MT

WAREHOUSE • EXCLUSIVE USE LOADING DOCK • OFFICE • FOR LEASE!



LEASE OPPORTUNITY FOR APPROXIMATELY 2400 SF (30X80) WAREHOUSE SPACE WITH SMALL OFFICE (approximately 150 SF) & exclusive-use loading dock plus have access to a small fenced yard space. Unit is heated with commercial gas-fired infrared tube heater & has an in-unit bathroom. The warehouse can be accessed by 1 front 14X14 overhead door & 1 rear 14X14 overhead door for pass-through to the fenced, gravel yard space. Man door leads into separate office area (approximately 11X14 for roughly 150 SF of office space). Condo-style building with shared use cistern & septic. Easy access off King Avenue West in the EEC Industrial Park (between 64th & 72nd Street West). • **FOR LEASE! • \$10.50/SF NNN • \$2,100 BASE • MLS#341494**

711 LOHWEST LANE - BILLINGS, MT

WAREHOUSE FOR LEASE



Opportunity to lease approximately 2,360 SF in a very clean and lightly used commercial warehouse plus have access to fenced yard space. Easy access off King Ave W in the EEC Industrial Park (between 64th and 72nd St W). Unit is heated with a shared-use bath. The warehouse can be accessed by 2 front 16x14 overhead doors and 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 and 3-phase power is in close proximity. Option to lease an additional 400 SF of vault space with kitchenette area includes sink, refrigerator and microwave. • **\$11/SF NNN LEASE • \$2,163 BASE • MLS#343831**

Kelly METCALF

— CALL OR TEXT —
406-671-8163

kelly@EECMT.com
www.PlatinumPropertyBrokers.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.

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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.

AVAILABLE FOR 1031 EXCHANGE

475 SHEPHERD ACTON ROAD • SHEPHERD, MT • \$800,000

• 324+/- total Acre, 166+/- Acre is currently leased. Primed for Development.

00 SHEPHERD ACTON ROAD • SHEPHERD, MT • \$348,750

• 155 +/- Total Acres. Currently Leased Dry Land Crop Ground.

5941 CENTRAL AVENUE • BILLINGS, MT • \$2,199,000

• 74.39 Acre Lot. Development property! Tenant farmer w/lease in place.



1455 DATE STREET S | HUNTLEY, MT
\$1,300,000 - 158.755 +/- AC

80 units and 5 mobile home rental spaces on City sewer and 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 and sewer. There are 2 long term tenants renting at \$600/month each, newer tenants renting for \$1000/month. Ask agent for details!



970-A S 29TH STREET W | BILLINGS, MT
\$1,755,000 - 4.662 +/- ACRES

The zoning is Commercial Mixed Use 2 (CMU2). Allowing for commercial, mixed use, multi family, warehouse, etc. Seller has had a preliminary planning meeting w/the city & they indicated they would support a commercial mixed use project. Ask the agent for information from the city as well as the preliminary site plan showing 150 apt units & 3,860 sqft of commercial space located on the subdivided approx 4.6 ac vacant lot - said info for qualified buyers only. All sales are subject to the final recording of the plat. Seller is cutting off 4.662 ac as shown on proposed plat. Taxes and tax ID to changes upon final recording of plat. Info per sellers & county data, buyer to verify.

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FOR MORE PHOTOS & INFO VISIT WWW.PATSCHINDELE.COM

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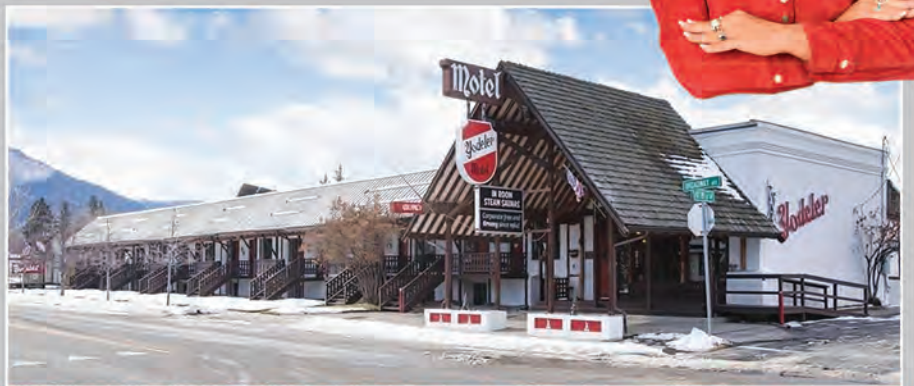


1105 BROADWAY AVE N - RED LODGE, MT



Turn-key, upgraded, remodeled, & beautifully maintained motel now available. This property shows pride of ownership, consisting of 2-story motel building w/17 units, 5 log cabins, a 2 bed, full bath manager/owner residence w/full unfinished bsmt, lobby & office. Future potential-'Alpine Patio Restaurant' just started operating & a 8-unit RV park (waiting on final DEQ approvals) w/2 showers for campers/RVs. Full commercial laundry facilities for motel & coin operated laundry for guests. Park-like landscaped areas provide guests w/outdoor activities & games; a basketball court, firepit & a state approved smoking 8x10 gazebo centrally located. Private RV employee housing w/a 2021 34' Palomino bunkhouse (6 beds, 2 bath), a Thor 35x86-person, & an Avenger 28x8 4-person. Trip Adviser Certificate of Excellence w/#1 rating in Red Lodge.

MLS# 341242 | \$2,498,000



601 BROADWAY AVE S - RED LODGE, MT



Built in 1909 for Rocky Fork miners, the Yodeler Motel is a historic treasure & the town's longest-running motel. Listed w/the National Register of Historic Places, it offers 12,200 SF of rentable space, featuring ski/mountain-themed decor, in-room saunas, & modern amenities like high-efficiency boilers, solar panels, & EV charging stations. 13 upper-lvl guest rooms have east-facing porches, a yd, & cherry trees. The unfinished 5,500 SF bsmt is ready for development. The motel benefits from year-round events & outdoor activities. The Beartooth HWY connects to Yellowstone Nat Park, & Red Lodge ski mountain is 6 miles away.

MLS# 343779 | \$1,550,000

MLS All information contained herein is derived from sources deemed reliable, however, is not guaranteed by PureWest Christie's International Real Estate, Managing Broker, Agents or Sellers. Offering is subject to error, omissions, prior sales, price change or withdrawal without notice and approval of purchase by Seller. We urge independent verification of each and every item submitted to the satisfaction of any prospective purchaser.

317 W 1ST AVENUE - ROUNDUP, MT



Opportunity abounds for this icon at the cross-roads of 2 major highways (HWY 87 & HWY 12) bringing truckers & travelers from across the nation. 50yr history of serving the best meals & known far & wide as the place to meet & eat; for hunters, fisherman, travelers, locals & truckers. Ample parking for trucks & tractor trailers, RV's, campers. Property is offered as a turn-key restaurant, yet has endless possibilities for the entrepreneur. 3.1+/- ac are included. Gaming & beer/wine license is available. Approx 4,800+/- SF of building including meeting rooms, retail store, office space, perhaps a separate pizza cafe w/it's own entrance & restrooms, a truck stop? Almost 250' of road frontage on HWY 87 w/signage that can't be missed. Fabulous opportunity. Call for an appointment to tour. **\$550,000 - MLS#343577**

Marie
BARTH
406-331-0600



METRO REALTORS LLP

marie@mariebarth.com | www.metrorealtorspc.com

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 acres of level ground at the intersection of I-90 and Highway 47. Love's Truck Stop is across the street and 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 and Highway 47 which is a shortcut to I-94 which is 30 miles to the north.
MLS#343698 | \$550,000



XX HWY 47 | HARDIN, MT
The parcel in BLUE in the aerial photo is a great 10.22 ac parcel w/I-90 exposure & next to HWY 47 exit at Hardin, MT. This parcel is not located within the City of Hardin boundary, but city water & sewer are in the immediate area if the need arises for your project. Ideal spot for many businesses & the parcel in RED can be seen under MLS# 343698 if your project needs more space than 10 ac. The growth in this area began w/ Love's Truck Stop just across the street & it will continue so call to be a part of the future at this interchange. **MLS#337592**



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12586 HIGHWAY 16 N • SIDNEY, MT

Welcome to a versatile & income-generating opportunity! This property is on approx 127.4 +/- ac w/5,000 SF shop, equipped w/both plumbing & electrical systems. Includes a 2014 trailer w/3 beds, 2 baths. Both buildings have shared well & separate septs. Property has a beautiful 10 ac pond stocked w/fish & shooting range. With the land & diverse amenities, this property offers endless possibilities. It can be purchased w/adjacent property that is currently listed under MLS#342278 & sub-dividable consideration upon request.

\$1,950,000 – MLS#18400454



1371 22ND AVENUE • SIDNEY, MT

Located just outside of Sidney, MT on approx. 23.2 acres, this property offers 2 houses. The 1st house is a 4 bed, 2.5 bath immaculately maintained home. The 2nd house can be rented out & has 2 separate entrances. The upstairs has 2 beds, 1 bath, the downstairs is a studio apt w/1 bath. There are 2 lg barns ensuring ample shelter & water for your livestock. 40x70 shop & 60x40 Coverall structure provide space for storing equipment. 5 acre pond is fully stocked w/ fish. You can also add to this by purchasing the adjacent property MLS #342279.

\$1,495,000 – MLS#18400451



PRICE REDUCTION

811 2ND AVENUE N • COLUMBUS, MT

Commercial building in the heart of the business district of Columbus, MT. Prime frontage on Hwy 78. High traffic area from Absarokee, Fishtail, Red Lodge, Nye, & Joliet. Gateway to Beartooth Wilderness & Yellowstone Park. LOCATION, LOCATION, LOCATION!!!! Building is 60'x40' w/room for expansion. Asphalt parking lot, covered patio, & concrete apron. Ready for renovation to suit any type of business. Ample parking & excellent access to attract all types of customers from tourism, local businesses, & working-class communities. Approx 1/2 mile from I-90 exit 408.

\$550,000 – MLS#337854



VANESSA VOLDSETH
406-321-7004



landofmilkandhoney63@gmail.com | www.MeridianRE.com

FOR SALE**1425 BROADWATER AVE • BILLINGS, MT****VACANT, EASY TO SHOW - FORMALLY SPORTS PAGE / BONES / ARCADE**

- Large spacious area consisting of 18,514 sqft 2 complete bars.
- Raised stage area large dance floor.
- Fully furnished kitchen with pizza ovens
- Patio 41,755 sqft of land.
- Multiple use opportunity, possible full beverage concession agreement.
- Great location situated on one of billings' main arteries.
- Listed for \$1,995,000 - ML#337684

Juliano's LAND & BUILDING**2912 7TH AVE N • BILLINGS, MT**

Julianos has been a successful business since 1995, the owners have decided to close the door and retire. This unique building in a great downtown location is now available For \$450,000.

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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

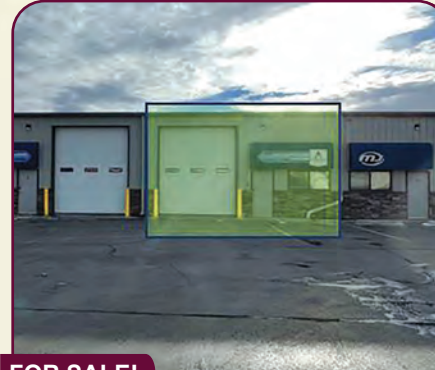


FOR SALE! \$795,000

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 3
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 + 2 mezzanine offices
- \$200/mo HOA
- Adjoins Unit 2 that is also for sale

BRANDON TREEESE 406-647-5007



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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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!

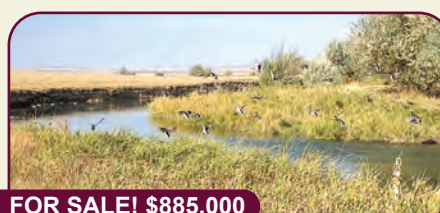


FOR SALE! \$1,148,415

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

21.90 ACRES!



FOR SALE! \$400,000

NSN TRAILS END RD • BILLINGS, MT

- Wide open 21.90 acre parcel
- Short drive from downtown Billings.
- Minutes from the airport.
- Enjoy the country close to city amenities and mountain views.

SCOTT HIGHT 406-425-1101



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 TREEE 406-647-5007



FOR SALE!

5710 INTERSTATE AVE, UNIT 2 • BILLINGS, MT

- Heated 2,400 SF light industrial condo/flex space in Titan Subdivision Industrial Park
- 12' x 12' office
- \$200/mo HOA
- Adjoins Unit 3 that is also for sale

TRAVIS DIMOND 406-927-8724



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 406-647-5007



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!

BRANDON TREEE 406-647-5007