



WESTERN MONTANA MONTANA COMMERCIAL REAL ESTATE

VOLUME 26 NUMBER 1

JANUARY \ FEBRUARY 2024

WESTERN MONTANA EDITION
EASTERN EDITION ONLINE

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Katie L. Ward

REAL ESTATE

Commercial Properties TOP PRODUCER

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SCAN ME
FOR MORE INFO



PACKAGE A • LIST PRICE \$5,700,000
164.63 ACRES - WEST SIDE OF HWY 93

PACKAGE B • LIST PRICE \$4,000,000
40.05 ACRES - EAST SIDE OF HWY 93

PACKAGE C • LIST PRICE \$2,000,000
20.01 ACRES - EAST SIDE OF HWY 93

CO-LIST AGENT - MARK MCQUIRK - REMAX

Katie L. Ward, Broker
Commercial & Development Specialist



406.596.4000



katie@katieward.com



katieward.com

FOR LEASE

FOR SALE

1018 Burlington | Missoula, Montana



Professional Office

356 sf | 650 sf | 942 sf

Centrally located. On Site Parking. Shared Restrooms. Shared Conference Room.

6900 Kestrel | Missoula, Montana



Office / Warehouse

3,090 sf | \$1,950/mo. NNN

Drive through 14' Overhead Doors
Floor Drains | On Site Parking



1.33 Acres (57,934 sf +/-) | Proposed Split
Join 90+ businesses in Missoula's Premier
Business Park - the North Reserve Business
Center. In Opportunity Zone & Urban
Renewal District. Near I-90 & Airport.
Professional Office ♦ Retail ♦ Flex

Offered at

\$792,792

MLS: 22208775



Kathi Olson
Associate
(406) 544-7359

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and lease
opportunities!



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Montana Properties

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CENTRAL MONTANA MONTANA COMMERCIAL REAL ESTATE

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CALL TRIPP EMERLING 406-579-6978
OR MIKE BASILE 406-579-6530

200 HIGHLAND AVE BOZEMAN MT

Sub-lease offering of 5,965 SF on 2nd level of the new Town & Country Store in East Bozeman, close to Bozeman Deaconess Hospital and MSU. Large open space with two offices & plenty of flex room.

FOR SALE: \$28 PSF plus NNN'S
MLS# 385381



CALL MIKE BASILE 406-579-6530

203 HAGGERTY LANE • BOZEMAN, MT

Close to hospital on the east side of Bozeman, the property is a lease offering of up to 7400 SF of office space.

FOR LEASE: 20 PSF • MLS# 383551



CALL TONY RENSLOW 406-581-3455

140 E MAIN ST BOZEMAN MT

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

FOR SALE:
\$3,100,000
MLS# 379293



CALL JOE KOLWYCK 406-581-1959

209 S MAIN ST LIVINGSTON, MT

GREAT DOWNTOWN location w/ 2300 SF of building space. Great foot traffic w/ Main street frontage. Ideal storefront retail w/ office/staging/storage area. Plus shop area w/overhead door. Alley access & parking.

FOR SALE:
\$550,000
MLS# 384972



CALL TONY RENSLOW 406-581-3455

417 W MENDENHALL ST • BOZEMAN, MT

3370 SF commercial property in the heart of booming downtown Bozeman! Zoned B2M, recently remodeled & offers rare opportunity. Co-listed with Lisa Collins.

FOR SALE: \$1,795,000 • MLS# 383297



CALL DENNIS ERICKSON 406-579-8967

2275 W KOCH BOZEMAN MT

9194 SF combination office and warehouse property, fully leased. Two overhead doors, single drop-down loading dock, six offices, conference & break rm. New roof, heating/air conditioning system.

FOR SALE:
\$3,100,000
MLS# 386942

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HATHAWAY
HOMESERVICES**

**MONTANA
PROPERTIES**



MIKE BASILE
406-579-6530



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406-522-0288



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Multiple Ideal Restaurant Sites Available
Single Family, Townhome Lots Also Available



THORPE COMMERCIAL CENTER IN BELGRADE, MT

Commercial Lots for sale. Excellent central location for your business or investment. Lots will have 3 phase power, natural gas, domestic water & paved access & stub for fire suppression. Commercial covenants w/flexibility for live/work. Don't miss your opportunity to grab one of these. Final plat expected July 2023.
\$500,000.00-\$999,000.00
MLS#380983, 380981, 380978, 380977, 380975, 380974, 380959
Call Mike DeVries
406-580-2345

LOT 5 WHEATLAND RD - THREE FORKS, MT



\$3,057,912 - MLS#384441
Call 406-580-2345 or
Nate Dyk 406-539-1155

LOT 4 WHEATLAND RD - THREE FORKS, MT



\$3,084,048 - MLS #384444
Call 406-580-2345 or
Nate Dyk 406-539-1155



**McCaw, DeVries,
Steinhauer & Company**
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FOR MORE INFO
TURN TO PAGE: 8

Evan McCaw
BROKER/PARTNER
406-581-2213

Eddie Steinhauer
BROKER/PARTNER
406-580-1456

Mike DeVries
BROKER/PARTNER
406-580-2345

Alex Russell
SALES ASSOCIATE
406-580-5047

Randy Ungersma
SALES ASSOCIATE
406-551-5175

Nate Dyk
SALES ASSOCIATE
406-539-1155

Chris Kurowski
SALES ASSOCIATE
406-570-8263

Taylor DeVries
SALES ASSOCIATE
406-581-3267

1027 BROOKS AVENUE - CORVALLIS, MT

Massive 5,000 SF open span building w/bare land to expand, subdivide, or build a residential home or another shop. Zoned for residential or commercial on 1.26± acres. Building has 2 baths, lg office, storage areas, & concrete floors. 220-wired & currently being used for manufacturing. Building is constructed for Alaska so heavily insulated w/structure to withstand snow. Located across the street of Eastside Hwy allows easy access & egress. Great opportunity for small manufacturing operation. Building is a blank slate. **\$995,000 - MLS#30010765**

125 W MAIN STREET - MISSOULA, MT

Missoula downtown centrally located office building. Building is 2 stories of professional office space & a bsmt of multiple use storage. Entire building has been upgraded including a new HVAC system & a newer membrane roof. Level One is approximately 3,540 SF, Level Two is approximately 2,400 SF & the bsmt is also 2,400 SF. This is a rare find in Missoula perfect for retail or professional office space, close to everything in downtown Missoula. The outside of the building has unique architecture w/old brick. The building was built in 1910. Located in Pig Alley right behind the Top Hat, a couple buildings down from the Missoula Club & Rhinos. To view property we must have 24 hour notice & listing agents must attend all showings. **\$2,550,000 - MLS#30008522**

**85 OLD HIGHWAY 10 E - SAINT REGIS, MT**

This grocery store is located in St. Regis at the turn off for Flathead Lake & Glacier Park on busy I-90. Exit 33 is a major exit from I-90 to the Northwest area of Glacier park. Full-service grocery store w/meat, deli & produce departments. Also a State of Montana liquor store is located in the store & goes w/the sale. Store also has a full set of Sinclair branded gas pumps & canopy. Extra land is located to the East of the current building for possible expansion. This store has been in business for years. St. Regis has the Clark Fork River & lots of recreational opportunities in the area. **\$1,850,000 - MLS#30011119**

410 EXPRESSWAY - MISSOULA, MT**Alliance Truck & Tank Sales**

Alliance Truck & Tank Sales. This company operates as an intermediary in the field of propane storage, trucks, & equipment, serving as both a dealer & broker. Dealership agreements w/manufacturers specializing in residential storage tanks, bulk storage tanks, & propane delivery & service trucks. Sales of \$8.3 million in 2022. Professional CPA analysis completed to establish asking price. Opportunity is for the business ONLY no building & land is included in the sale. **\$3,200,000 - MLS#30014921**

432 MT HIGHWAY 135 - SAINT REGIS, MT

This Commercial mini mall has three strong tenants located in the town of St. Regis. Newer buildings that could be converted to 2 main spaces all on a lg lot for possible expansion. Financials w/signed NDA. **\$525,000 - MLS#30011120**

198 LOBO LOOP - SAINT REGIS, MT

This St. Regis Storage facility is located just outside of town. There are a total of 29 units that are all rented. There is also a small apartment attached to the storage building that could be used as an office. There is extra land w/ this facility for expansion. **\$450,000 - MLS#30011121**

1035 RONAN STREET - MISSOULA, MT

Garden City Monument Services has been in business since 1946. The owners of this business have decided to sell & are offering the business, inventory, equipment, client contacts plus training. This is a business opportunity only so the building & land are not included. \$150,000 to \$200,000 of inventory plus thousands of templates & designs & artwork from years of business. Strong financials & owners willing to help train for a certain amount of time. Currently in a State leased location. **\$425,000 - MLS#30012895**

17025 US HWY 93 N - MISSOULA, MT

Well established Montana classic bar & casino located just outside Missoula on the way to Flathead Lake & Glacier Park. Includes fully functioning bar as well as a duplex w/both units being 1 bed/1 bath that are currently fully rented. Also includes a home on 3+ fenced acres that could be used as a small horse setup w/2 garages. Includes Missoula County all Beverage gaming license. Must have NDA to release all business & financial info. **\$1,650,000 - MLS#30016862**

**NNN TRACT A
STEVENSVILLE, MT**

Rare Bitterroot river frontage. 20.01 ac w/East side along the river perfect for building. Lee Metcalf Wildlife refuge is across the river, keeping view unobstructed. Easy commute to Missoula & just a few miles from Stevensville. Extensive housing development work completed. **\$2,000,000 - MLS#30013667**

**NNN TRACTS C, E, G, H & I
STEVENSVILLE, MT**

Approx 164.63 ac w/5 parcels. East side borders HWY 93 for excellent commercial frontage w/daily traffic of approx 10,000 to 12,000 cars. Lg enough to accommodate lg store w/land left over for mini malls. Could accommodate single family homes w/commercial mix. **\$5,700,000 - MLS#30013670**

**NNN TRACTS D & F
STEVENSVILLE, MT**

Retail/Light industrial along 93 & rare Bitterroot Riverfront residential land w/ideal Mixed-Use Development accommodating Single-Family homes along the river frontage w/commercial mix on hwy frontage. Traffic counts approx 10,000-12,000 cars per day on Hwy 93 frontage. Easy commute to Missoula & just a few miles from Stevensville. Includes 2 20-acre parcels. **\$4,000,000 - MLS#30013501**

MARK MCQUIRK — BROKER-GRI-CRS-RRC**406-880-7253****www.biz406.com**
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Missoula, MT 59801

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8369 MT HIGHWAY 3, ACTON
\$1,190,000 // MLS 340472

- 3 North Bar & Grill with liquor & gaming licenses; 2.75 acre lot
- Turnkey restaurant, bar, casino and event room
- Renovated in 2015; high visibility
- 10 min from Billings

Andrew Miller
406.690.0353



**702 E IDAHO STREET
KALISPELL**
\$1,550,000 // MLS 22216467

- Free-standing office building
- Updated with 11 private offices
- Amazing exposure, close to downtown; paved parking
- Lobby, kitchen, conference room

David Fetveit
406.249.1764



**PASSIVE INCOME
GENERATOR, OLNEY**
\$1,750,000 // MLS 30002810

- 18,352 Sq Ft - six units
- Fully leased, four tenants, 7.7% cap rate
- 3 of 4 tenants are cannabis related businesses

David Oberlitner
406.212.1007



**FIREFLY OUTDOOR MOVIE
COMPANY**
\$80,000 // MLS 343432

- Cinematic dreams come alive under the open sky
- Perfect for commercial events, festivals, and private parties
- Business includes well-established client base and customer list, plus all equipment

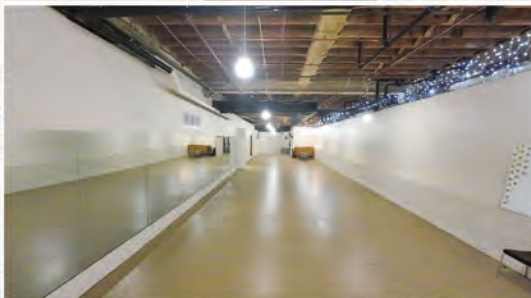
Andrew Miller
406.690.0353



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#1 BROKERAGE in MONTANA

314 N LAST CHANCE GULCH - HELENA, MT



This gorgeous historic building in downtown Helena (known as the Lions Building) is an excellent investment opportunity w/consistent income. From the Hub Coffee Shop on the main floor, many single office suits upstairs on the 2nd & 3rd floor, to a unique space downstairs that could be used for a variety of uses, this building has so many amazing opportunities. **\$1,699,000 - MLS#30010116**

ASHLEY LUCAS

406-880-1512

ASHLEY.LUCAS@EVREALESTATE.COM



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COMMERCIAL PROPERTIES

**FOR
SALE**

**300 JACKRABBIT
BELGRADE, MT**



- On Jackrabbit Lane between Main Street and I-90
- 5,270 SF on main floor, 1,896 SF of office on second floor
- M1 zoning allows for a variety of uses
- MLS#380488

\$2,800,000

**FOR
SALE**

**TBD OAK STREET LOT E
BOZEMAN, MT**



- 14,350 SF commercial pad available for sale
- Excellent location on busy Oak Street—22,1010 ADT (2019)
- True pad site with parking, utilities all installed
- MLS#338087

\$1,005,000

**FOR
SALE**

**3555 ROYAL WOLF WAY
BOZEMAN, MT**



- .95 acres
- Shovel ready project with Bozeman city approved plans
- Plans are for 9,772 SF building
- M1 zoning
- CC&Rs and architectural guidelines available
- MLS#381115

\$760,000

**FOR
LEASE OR SALE**

**120 DONJO AVE
BELGRADE, MT**



- Multiple commercial warehouses for sale or lease
- Units ranging from 2,190-2,840 SF
- Flex employment zoning
- Located just west of Wendy's and Goodwill
- Large open warehouse space with large overhead doors plus windowed office and restroom

**LEASE: \$18/SF + NNN
SALE: \$710,000**



**STARNER
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David Brandon
BROKER/OWNER
406-594-9121



**TBD THOMPSON STREET
BOULDER, MT**

Commercial Development Property in Boulder City Limits. 8.65 ac on Boulder's south side, close to schools, MDC & all Boulder has to offer. Property is subdivided into 8 lots. Power, Gas, Cable, & Phone all to the property. City water and sewer close but not to the property. Easy development into 1+ ac lots. \$360,000 buys it all.

\$360,000 – MLS#30005072



**2030 11TH AVENUE
HELENA MT**

GREAT office/medical location! Flexible open span space. Great for engineering firm, medical or ??? Close to Interstate for quick access in & out of Helena. Many private offices (all w/windows), reception areas, conference rooms & open area work space. Bring your business here! Over 2400 SF available. Easy terms. Available NOW!

FOR LEASE – MLS#30015965

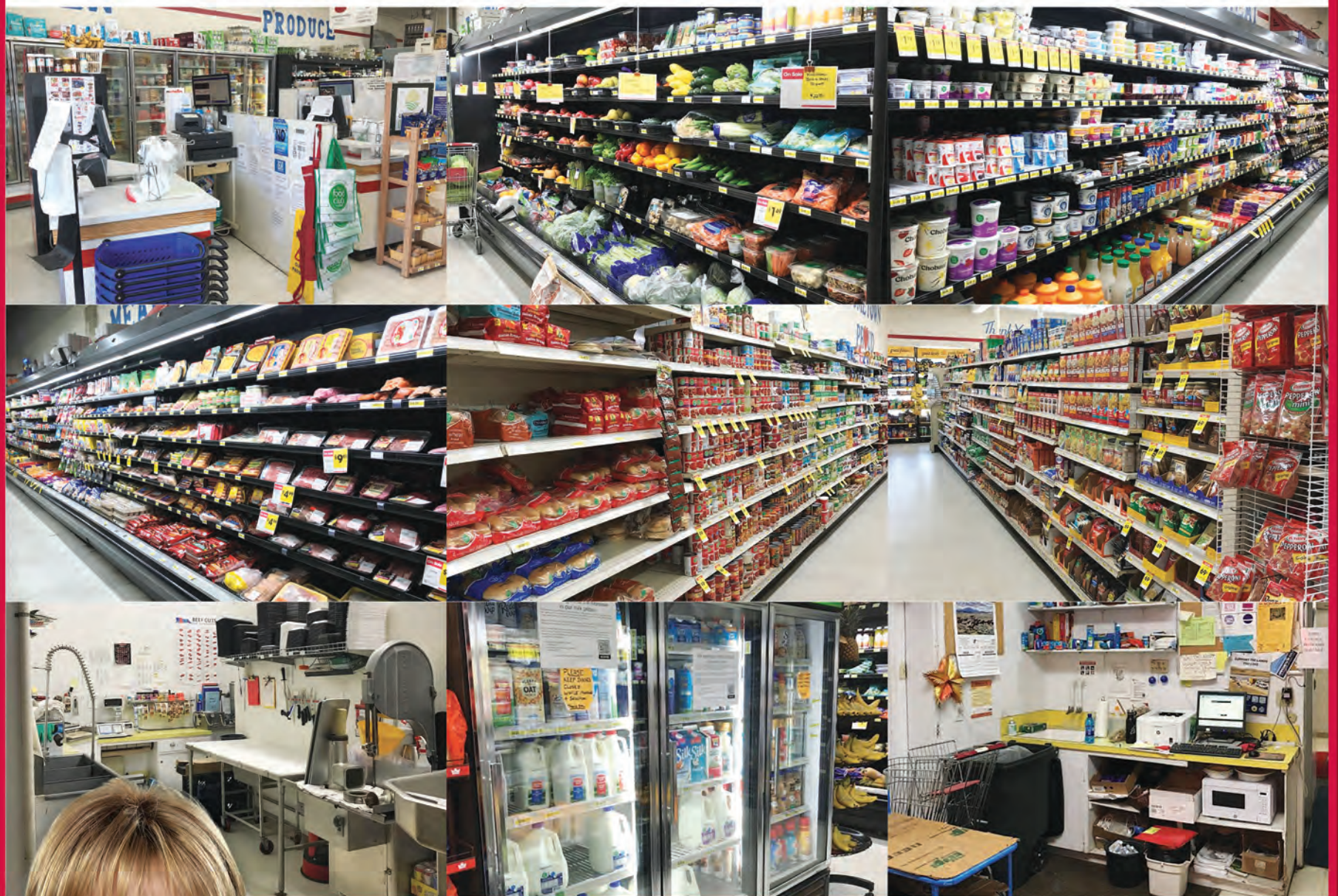


806-A THIRD ST NORTH | LINCOLN MT



401 CENTRAL AVENUE - FAIRFIELD, MT

This is an incredible opportunity to play an integral part of a rural community. This active grocery store includes BUILDING, LAND & FIXTURES FOR SALE: Basement for storage w/private office. Heating & AC forced air. All meat, cheese, dairy, produce, 3 door ice cream coolers are 4 yrs old w/4 yr old compressors. Store services: Fresh meat counter, fresh produce, full line of groceries, cold beer & pop, hunting & fishing license. Nose-in parking for customers in front & parking in back for employees. Financials available to qualified buyers. Inventory negotiable. \$900,000 - MLS#30010551



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JEANIE DEETZ



2282 US 93 S | Kalispell
Offered at \$2,200,000

Fantastic opportunity to own this large commercial building that is approximately 12,740 sq. ft. and is fully leased and boasts 32 offices, meeting rooms, lobbies, and kitchens with ample parking areas. The property is a great location with highway frontage. This versatile property is zoned B2 which offers many opportunities for businesses. There is a nice vacant space behind the building that could be used for an addition to the existing building, additional parking or another building.



JEANIE DEETZ
ENGEL & VÖLKERS WESTERN FRONTIER - BIGFORK
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E 225 REEDER - DILLON, MT

Professional Office space available in the "Old School" in Dillon, Montana, known locally as the "Mary Innes School" built in 1920. Multiple lease options within the beautifully remodeled space. Tastefully upgraded w/many modern amenities & designs while still including a historical feel w/original cabinets, large east facing window, access to 2 common bathrooms in hallway, heat & internet included. This office can be furnished or not. Many new upgrades makes for a fantastic location for your business. Dillion is a wonderful small town & the surrounding area is a paradise for those who love the outdoors & the western tradition. The lofts are easy walking distance to the old commercial part of Dillon, w/restaurants, shopping & amenities. Street parking is available. \$17.00 - MLS#382381



Jaime
EDMUNDSON

406-600-4190
JAIME.EDMUNDSON@KW.COM

kw
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STUNNING MODERN PROPERTY



\$18/sqft

Call Nancy (406) 579-9190

77262 Gallatin Road Gallatin Gateway, MT MLS#384083
Commercial Lease- Available Immediately to finish for your needs. Stunning modern 2160 sq ft open space off Hwy 191 at the mouth of the canyon going to Big Sky. The commercial space is ready to be customized according to your specific needs. Retail, restaurant, offices, medical building...endless possibilities!

RIVERFRONT PROPERTY



\$2,900,000

Call Nancy (406) 579-9190

9 Fopar Lane Cameron, MT MLS#386585
Great investment! 3.5 acres with 325 ft of Madison River Frontage. Endless possibilities but currently being used as RV and glamping with a wedding venue. Log lodge is 4,000 sq ft with expansive 2,000 sq ft main floor, vaulted timbers & grand staircase! Family home, vacation escape, high end hunting camp for friends, or even a commercial endeavor? It is DEQ approved for 35 more units on the river. Coveted location is 1/2 hour from the natural wonders of Yellowstone Park.

DOWNTOWN MANHATTAN PROPERTY



\$1,995,000

Call Tom (406) 284-6546

102 W Main Street Unit A & B, Manhattan, MT MLS#383425
Premium commercial property located in the beautifully restored corner building of Main & Broadway. GREAT street level visibility! Fully renovated and reconfigured into 2 commercial buildings while still maintaining the original hardwood floors, brick accents, oversized windows and 20' artisan tin ceilings. Suite A is approx. 3600 SF and Suite B is approx. 2400 SF. Zoned Central Business District, ideal for large professional office, retail, restaurant or Professional Services!

4 PLEX WITH SPACIOUS UNITS



\$1,375,000

Call Nancy (406) 579-9190

915 Jeanette Place, Belgrade MLS#385507
Four plex with spacious 1200 sq ft units all with 3 bedrooms and 2 full bathrooms. Units have been updated with new flooring, paint and some appliances. Lower units have a back door to yard area and upper units have outside decks. All units are separately metered. Adjacent to 3 acres of subdivision park and is at end of cul de sac. Large parking lot in front of 4 Plex accommodates designated parking for all tenants. 2 additional storage closets for upstairs units.

GREAT LOCATION



\$1,350,000

Call Nancy (406) 579-9190

77230 Gallatin Road, Bozeman MLS#382474
Location! Location! Location - 191 Frontage going to Big Sky. 1.84 acres with endless possibilities- residential or commercial. Two story home that's on property currently is 2240 sq ft, 4 bedroom and 2 full bathrooms. Here's a chance for a great investment with minimal covenants in Gallatin Gateway. Home is a fixer upper and is being sold as is. Parcel is partially fenced and is on private well and septic. The value is in the land and location. With sweat equity you could possibly renovate home or tear down and start over with a phenomenal commercial location. Ideal for live/work.

FOR LEASE



\$15-18/sqft

Call Nancy (406) 579-9190

2505 Cottontail rd #A-J Gallatin Gateway, MT MLS#383569
New Construction & available immediately. 5000 sq ft, 10,000 sq ft or a total of 40,000 ft of open warehouse space. Great location off Hwy 191 in Gallatin Gateway going to Big Sky. \$16 - \$18 sq ft (Rent+ utilities every month- this is not a Triple net.) Units have 16' ceilings, 14' tall roll up overhead doors, man doors and bathroom. Large amount of parking above warehouse for storage or equipment.

*All listing details & prices are subject to change.

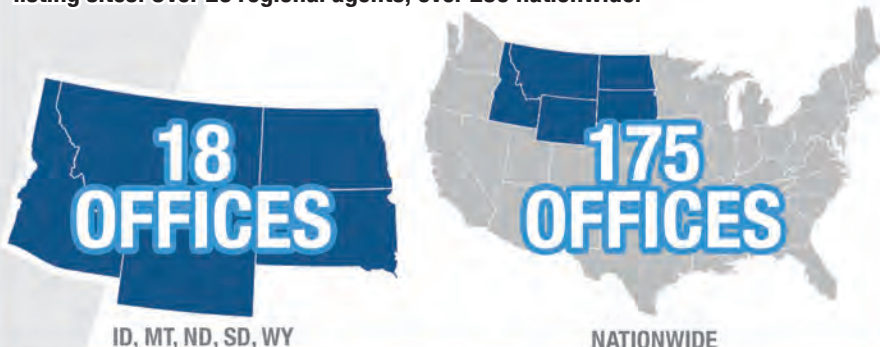
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20 CENTRAL AVENUE S - HARLOWTON, MT



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**



Julie
WOODARD
406-366-6796
JWOODARD@MTINTOUCH.NET
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Central Montana • REAL ESTATE

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 Motörhead world.



NORTHacre
REAL ESTATE

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





21 | **COMMERCIAL** **BUTTE & ANACONDA**

MONTANA'S FABULOUS LA CASA TOSCANA ITALIAN FOOD



Located In The Heart Of Historic Uptown Butte! Currently home to Montana's fabulous "La Casa Toscana Italian Food." List Price Includes the building, land & some attached fixtures. Enjoy the warmth & elegance of Tuscan Decor in this extensively renovated building. Strong attention to detail was made during the renovation process with quality workmanship throughout. The current use is designed to accommodate a restaurant & bar/lounge, offering up to date quality restaurant & bar equipment, a wine room, bar & lounge area, 2 restrooms, storage, & conference room. Also, offers a 2nd retail space with its own exterior entrance. The upper floor is unfinished & could easily be renovated to accommodate apartments, condos or a variety of other usages.

\$1,000,000 - MLS# 381139
Jennifer Shea 406-560-5366

ICONIC ANACONDA RESTAURANT



We are proud to present this amazing real estate opportunity featuring a fully operational, up-to-code restaurant known locally for its outstanding food & service since 1965. Full-service bar consisting of All-Beverage Liquor License, Gambling License & 100-mile radius Catering Special Events Endorsement. Flat screen TVs, video gambling machines for adults, & arcade room for children. Banquet room to accommodate parties & events w/outside picnic area & 6 horseshoe pits. Property sits on over 2.5 acres & has a 3-bed, 2-bath home for work/live options for owners or employees.

\$1,500,000 - MLS#387121
Michael Moreni 406-560-4426

1515 HARRISON AVENUE – BUTTE, MT



The building boasts a variety of potential usages, offering 3 floors of commercial space to use. Formerly used as & built for a Salon & Day Spa. This building would also be a fit for an Office Building, Restaurant, Physicians office, Retail Business, Bank or Gym. The interior is stunning w/exceptional architecture featuring a reception area, lg open space area, cathedral ceilings & windows, several private rooms on the main & 2nd level. The basement is spacious & offers add'l private space. Private parking lot.

\$780,000 - MLS#388362
Jennifer Shea 406-560-5366 or
Bryce Willis 406-598-5040

STUNNING ARCHITECTURE



With a building size of nearly 12,000 sqft, the asking price of this stunning property is less than \$55 a sqft. The original fixtures & character of the building are still preserved and in great condition plus there have been important renovations & upgrades (inc. to the heating & electrical systems). The property is within the URA District w/ renovation grants possible along w/acquisition & renovation financing options.

\$649,000 - MLS#383917
Gary Shea 406-490-7432

515 Harrison Ave Butte, MT

FORMER 5 MILE BAR



Site of the former 5 Mile Bar. 2.240 acres. Building is 2-story. Needs some work. Great location- no liquor license. Selling land & building. **\$379,900 - MLS#379334 Linda Hammar 406-560-6100**

517 E PARK STREET - ANACONDA, MT



One of Anaconda's primary commercial streets. Originally two buildings that have been integrated together. Total square footage of the building's space is approximately 1,875 sqft. Many possible uses ranging from retail to office to shop or mixed use. Parcel size approximately 7,700 sqft. There is plenty of room in the back for off-street parking or a new structure.

\$175,000 - MLS#379709 Gary Shea 406-490-7432

OFFICE SPACE FOR LEASE



Office suite for lease in The Thornton Building in the heart of Uptown Butte's Central Business District. The Suite is 2,371 SF consisting of a reception area & 7 offices of various sizes ranging from 165-430 SF. Most offices have windows. Amenities include elevator, use of shared conference rooms, shared break rooms, & community male & female restrooms. The building hosts a data center that can be utilized for your company & provides fast internet. Triple net lease, base rent \$15/square/year (\$1.25/month).

MLS#388286
Gary Shea 406-490-7432

COMMERCIAL LEASE



In the Uptown Butte Commercial District & very near the County Courthouse. Office or retail space or mixed on the Granite Street level. The street level is easily separated into 2 units. The lower level offers storage which is accessible from both the street level & back alley. In addition to the storage on the lower level, there is warehouse/ shop space w/garage door allowing for vehicle access. The blended rent annual rate is \$10.45/SF. Owner will consider renting smaller spaces.

MLS#385054
Gary Shea 406-490-7432

20 COMMERCIAL ACRES IN BUTTE

20 Ac just off I-90 at the Continental Dr exit in Butte. Zoning is C-2, Community Commercial. Great uses include hospitality, retail and office. Other options are multi-family, mixed use or a subdivision.

\$2,000,000 - MLS#366467 Gary Shea 406-490-7432

COMMERCIAL LAND ANACONDA

Don't miss one of the last available commercial lots! Premier Industrial Park with unlimited potential.

\$120,000 - MLS#385537
Michael Moreni 406-560-4426

CENTURY 21
SHEA REALTY

406-723-5455
FOR MORE INFO & LISTINGS VISIT:
www.C21SheaRealty.com

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



Joe Mueller
BROKER/OWNER
PHONE 406.442.1900
CELL 406.431.3034
brokerjoe@bresnan.net
www.remaxofhelena.com



RE/MAX
OF HELENA

1060 Helena Avenue, Helena MT 59601
Independently Owned and Operated

12 REASONS TO BUY A FRANCHISE!

WELL-ESTABLISHED TURN-KEY AWARD-WINNING FRANCHISE IN EAST HELENA, MONTANA



CO-LISTED WITH
CINDY STEVICK
406-431-04-52



\$150,000 FRANCHISE ONLY!

merry maids
Relax. It's Done.™

MERRY MAIDS HAS BEEN OPERATING SUCCESSFULLY UNDER THE CURRENT OWNER FOR OVER 30 YEARS! EQUIPMENT LIST & FRANCHISE INFORMATION ARE AVAILABLE TO REVIEW!

- Name Recognition
- Superior Branding
- National Advertising
- Referral Network through Franchise for your area
- Complete Existing Customer List
- Huge Support System of other owners
- Chat Board for all owners to share information
- Branch Development Manager assigned to each owner
- Regional Meetings & Conventions
- No business background needed
- Access to Superior Products (& concentrated liquids)
- Building and Property for \$500,000
- Set regular hours – Your choice: 8:00-5:00 from Monday to Friday
- \$150,000 FRANCHISE ONLY! (No real estate included)

422 MANLOVE AVE • EAST HELENA, MT • \$500,000 • MLS#22215030
RARE OPPORTUNITY TO OWN A WELL ESTABLISHED TURN-KEY FRANCHISE!

- Merry Maids has been operating successfully under the current owner for over 30 years.
- Building & Business Opportunity sold together.
- 1,600 Sqft Office/Warehouse on 8,600 Sqft Lot.
- Single Garage
- Equipment list & Franchise information are available to review.



**McCaw, DeVries,
Steinhauer & Company**

RESIDENTIAL & COMMERCIAL REAL ESTATE



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406-587-5540 PHONE | 406-587-9166 FAX | WWW.MCCAWANDCOMPANY.COM



AVAILABLE NOW!



5555 THORPE ROAD • BELGRADE, MT

10 Ac/435,600 Sqft. High Traffic Location. No Zoning, No Covenants, Out of the Belgrade City Limits. Square shaped parcel. In a growing high traffic intersection. Self Storage, Commercial, retail options. Sellers are Montana Real Estate Licensees.

\$3,500,000 | MLS#36357
CALL EVAN MCCAW 406-581-2213

NEW LISTING!



TBD W HALEY SPRINGS BOZEMAN, MT

Great opportunity to own a 2.16-acre commercial lot in Woodland Park Subdivision. Just miles west of Bozeman. Excellent location to build or grow your business. M-1 County Zoning, RAE Water and Sewer district, 3 phase power and Fiber available

\$1,275,000
MLS#384406
CALL MIKE DEVRIES
406-580-2345

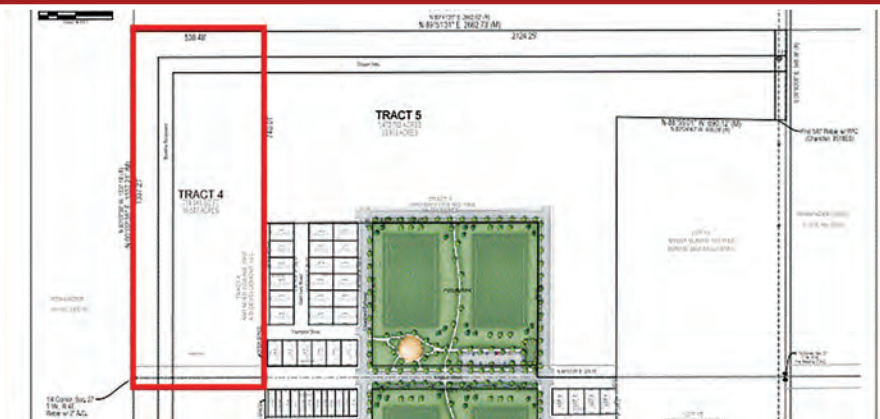
NEW LISTING!



225 LAURA LOUISE LANE • BOZEMAN, MT

36,041 sf +/- Former FedEx Ground Distribution Facility. Built in 2012. The site consists of 6.833 ac or 297,645 sf. 80% the lot is paved & includes secured employee parking and a secured main building & lot. Ample three-phase power. Full security and camera monitoring system w/electric entrance & secured gate access w/a separate employee parking entrance. Roughly 2,551 sf office w/men's and women's restrooms. The property has 8 - 16X18 ft doors drive through. 9 - 8X10-foot dock high doors accommodating standard 53-foot trailers. 2 - 16X14 ft. Drive-through doors and 6 man doors. Ready for immediate occupancy.

SINGLE TENANT: \$12.00 SQFT +NNN
MULTI-TENANT: \$14.00 TO \$16.00 +NNN DEvised | MLS#388648
CALL EVAN MCCAW 406-581-2213



TBD BOWLINE BLVD • BOZEMAN, MT

16 Ac R-4 Development ground in Belgrade w/future sewer capacity of over 300 units. Property is annexed & zoned R-4. Property is just North of new Story Creek Elementary school.

\$6,000,000 | MLS#369314
CALL MIKE DEVRIES 406-580-2345



LOT 5 WHEATLAND ROAD • THREE FORKS, MT

Don't miss your opportunity to purchase this property in the path of progress!!! Excellent traffic counts on the junction of I-90 & HWY 287. Close proximity to Bozeman International Airport & recreation. The developer is willing to subdivide further for the buyer.

\$3,057,912 | MLS#384441
CALL MIKE DEVRIES 406-580-2345 OR NATE DYK 406-539-1155



LOT 4 WHEATLAND ROAD • THREE FORKS, MT

Don't miss your opportunity to purchase this property in the path of progress!!! Excellent traffic counts on the junction of I-90 & HWY 287. Close proximity to Bozeman International Airport & recreation. The developer is willing to subdivide further for the buyer.

\$3,084,048 | MLS#384444
CALL MIKE DEVRIES 406-580-2345 OR NATE DYK 406-539-1155



THORPE COMMERCIAL CENTER IN BELGRADE, MT

Commercial Lots for sale. Excellent central location for your business or investment. Lots will have 3 phase power, natural gas, domestic water & paved access and stub for fire suppression. Commercial covenants w/flexibility for live/work. Don't miss your opportunity to grab one of these. Final plat expected July 2023.

**PRICE \$500,000.00-
\$999,000.00**
**MLS#380983, 380981,
380978, 38097, 380975,
380974, 380959**
CALL MIKE DEVRIES
406-580-2345



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ckurowski@gmail.com



Taylor DeVries
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taylordevries03@gmail.com



COLDWELL BANKER COMMERCIAL GREEN & GREEN

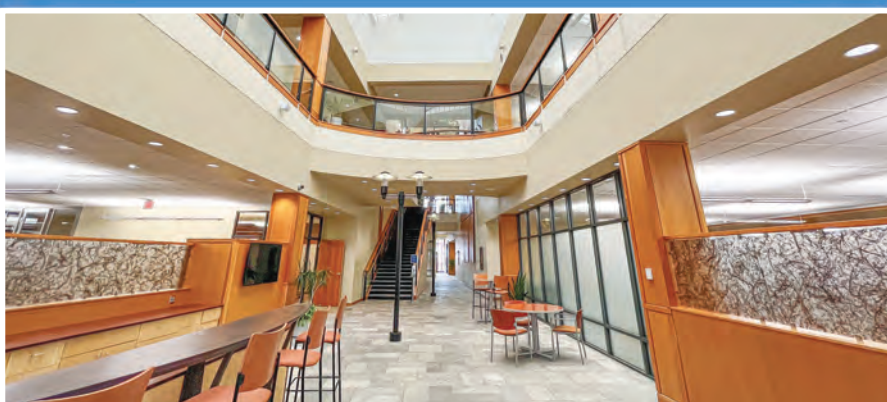


TYLER WARNE
Broker
406-465-9936



MONTANA CITY GRILL & SALOON TURNKEY RESTAURANT - HELENA, MT

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



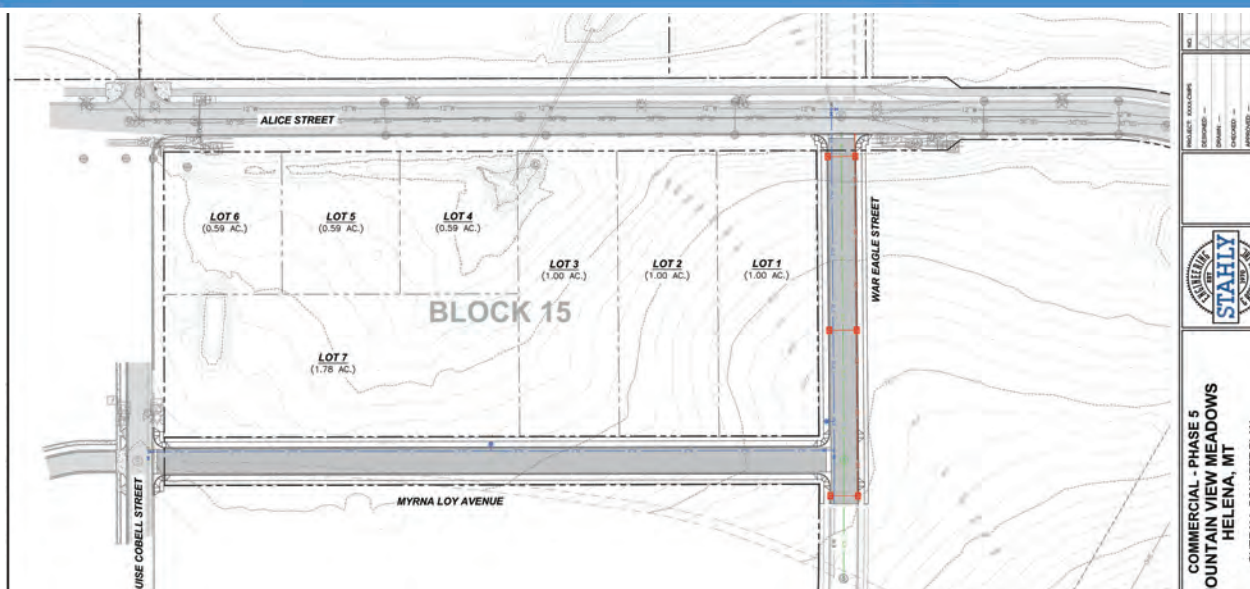
GORGEOUS DOWNTOWN CLASS A OFFICE FOR LEASE 22,000 +/- SF

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



STEVE'S CAFE - HELENA, MT PURCHASE THE AWARD WINNING BUSINESS

- 2 Locations w/Long-term Leases on High Visibility Corridors
- Furniture, Fixtures, Equipment, Employees, Training, & Recipes Included
- Successful 14 Year History - Make Money from Day One



2735 COLONIAL DR UNIT C - HELENA, MT 3863 SF FINISHED SPACE, \$27/SF

- 6 overnight rooms
- Kitchen, livingroom, f/p
- On Shodair campus in Jack Casey Bldg
- Near St. Pete's Hospital
- Call Mike Joki



1805 PROSPECT AVE - HELENA, MT

- Fully leased to the State of Montana
- 18,640 SF Office Building
- Recent Updates
- High traffic, lighted intersection
- Call Mike Joki



FOR LEASE

608 N LAST CHANCE GULCH - HELENA, MT LOWER LEVEL OF T-MOBILE BLDG

- \$5/SF
- 5,150 SF
- Garage/Storage space
- Central downtown Helena location
- Level access from parking lot
- Call Mike Joki



TORI BUGNI
Sales Associate
406-558-9077



MIKE JOKI
Sales Associate
406-431-5157



MARK RUNDE
Sales Associate
406-916-2259



BEAU STUMBERG
Sales Associate
406-439-2884



2620 SHODAIR DRIVE - HELENA MT
SHELL MEDICAL OFFICE- \$16 / SF

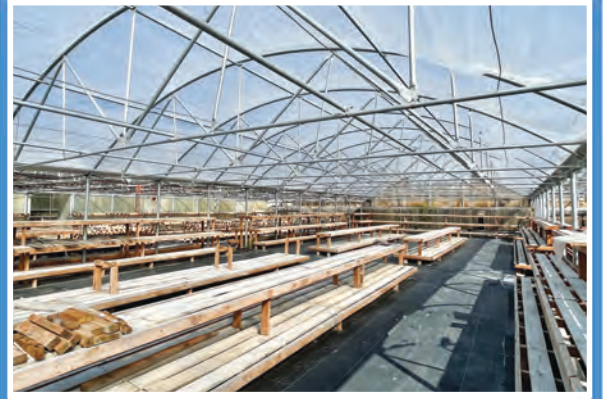
- 6800 SF of shell space
- Shodair Children's Hospital Campus
- Near St. Pete's Hospital
- Good on-site parking
- Design your own medical office space
- Call Mike Joki



PRICE IMPROVEMENT

608 N LAST CHANCE GULCH - HELENA MT
T-MOBILE BUILDING - \$1,550,000

- NNN lease in place
- 2,400 SF
- Lighted, 5-way intersection
- Downtown Helena
- Recent updates
- Additional income from lower lvl parking
- Call Mike Joki



250 MILL ROAD - HELENA, MT
GREENHOUSE SPACE FOR LEASE

- \$0.28/SF/Month
- 21,600 SF Available, Modified gross lease
- Greenhouses have irrigation & heat
- Property is secure & has great water



UNDER CONTRACT!

2121 EUCLID - HELENA, MT
1,920 SF OFFICE/RETAIL BUILDING

- Floor plan & B-2 zoning allow for a variety of uses
- Private offices, a workshop, open retail, & a kitchen
- New metal roof & siding, new AC & Furnace
- High traffic & visibility along US-12



3196 US HWY-12 - HELENA, MT
GREAT HOME BASE FOR A CONTRACTOR OR ANY CLM USER

- 4+ Ac of Flat Wareyard & a 15,375 SF Unfinished Structure
- 9' & 16' Overhead Doors on each end, & a 12'-20' Ceiling
- Located on US-12 less than a Mile from I-15



790 COLLEEN - HELENA, MT
\$925,000

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



MONTANA CITY STORE & ELKHORN INN
C-STORE & MOTEL BUSINESS OPPORTUNITY

- Located in hub of Montana City & just off I-15 interchange
- 22 bed hotel
- Convenience Store
- Fuel Pumps
- 7 Acre Site



COMMERCIAL LOT FOR SALE
1.15 ACRES - \$11.50/SF

- City services and utilities to lot
- Surrounded by new residential construction
- 0.2 mi to Custer Ave (22k VPD), 0.4 mi to I-15
- Desirable B-2 zoning, no covenants or HOA



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

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



UNDER CONTRACT!

6 VIRGINIA LANE - MONTANA CITY MT
CALL FOR PRICING AND DETAILS

- 112x60 Single Span Structure
- Small Office & a Mezzanine above the Office
- Showroom Area, Kitchenette & 1/2 Bath



FOR SALE!

1200 BOZEMAN AVE - HELENA, MT
DIAMOND PRODUCTS BUILDING

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



UNDER CONTRACT!

CHRISTMAN ROOFING BUSINESS ONLY
ESTABLISHED BUSINESS

- LESS than 2 times Discretionary Income
- Contracts in place
- Employees & equipment
- Buy your market share w/this business!!

Commercial Properties TOP PRODUCER

Katie L. Ward

REAL ESTATE

MISSOULA HIP STRIP HISTORIC BRICK BUILDING OFFERED AT \$1,107,000 OR LEASE FOR \$5,500/MO NNN



SCAN ME
FOR MORE INFO



817 S HIGGINS AVENUE
Missoula, MT 59801

Hard to find single-level, 4200 square foot Brick Downtown Building on the Missoula Hip Strip!

Complete with 16 ft +/- ceilings, this building has been Owner Occupied and very well maintained by Seller, Bryant Photography for 25+ years. The tasteful finishes, open floor plan, nice tall ceilings and overall design lends itself to both a owner/user, single-tenant or multi-tenant use.

- C1-4 Zoning (Up to 125' in height)
- 21,000+ Daily Traffic Count



ATTENTION SELLERS:
I have Qualified Buyers Looking
for Light Industrial Properties
in the Missoula Area.



Katie L. Ward
Commercial Real Estate Broker

406.596.4000

katie@katieward.com

katieward.com



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



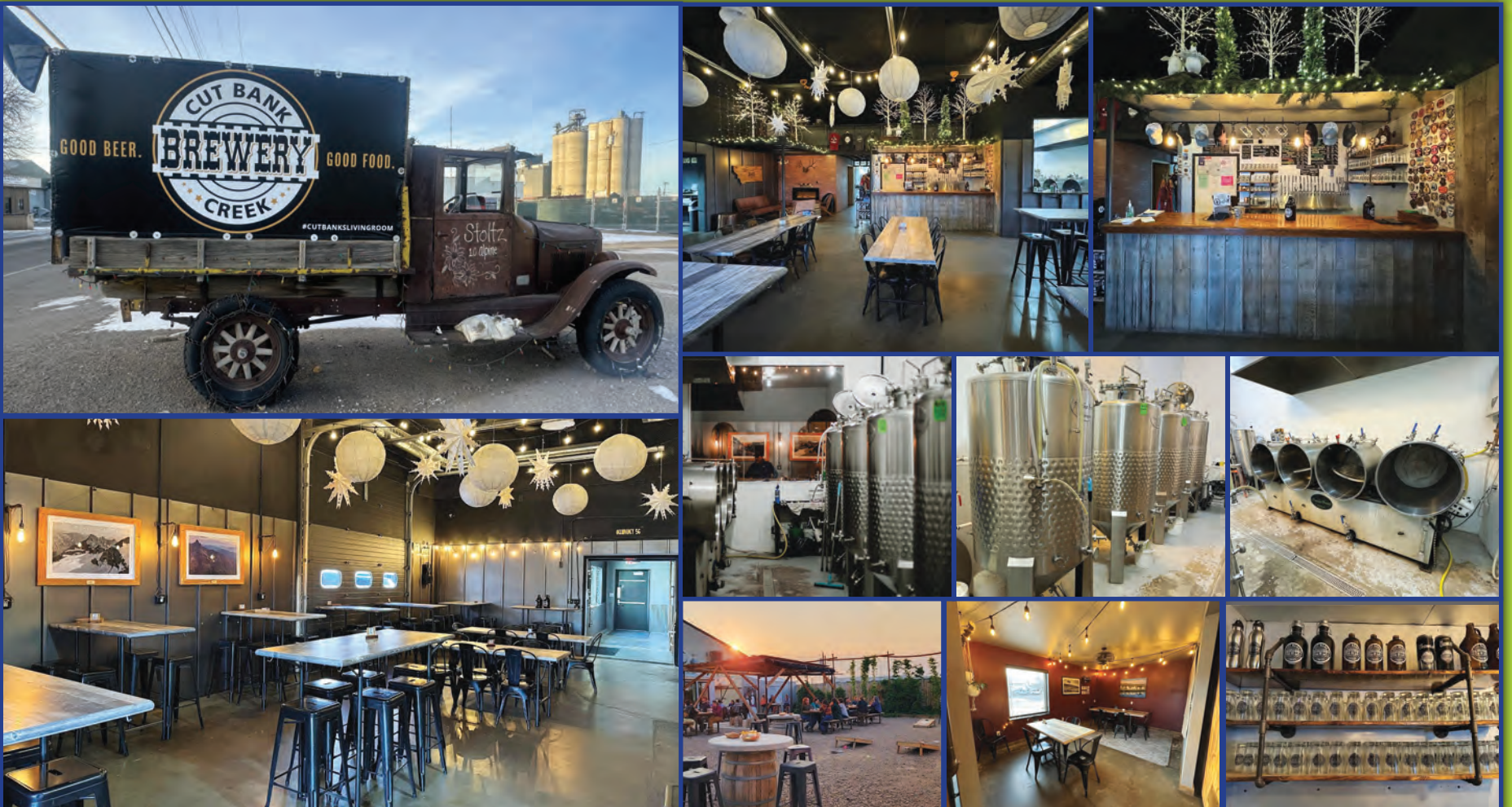
landofmilkandhoney63@gmail.com | www.MeridianRE.com



161 EVAN CAMPBELL ROAD – BYNUM, MT

Approx. 6448 deeded acres + 366 of a state lease & 1038 of a private lease along the Rocky Mtn Front. This is a genuine, historic cowboy ranch that can support up to 450 pairs AND 500 yearlings. Hay production is prolific w/approx. 450 acres of sub-irrigated native hay producing 1.5 tons, per acre. Direct access to wildlife include elk, deer, bear, moose, mountain lion, upland birds, waterfowl, antelope, beaver, eagles & more. Existing buildings already on the property are 2 dwellings (1 was previously the old school converted to a house; the other is a newer cabin), a 50'x150' 4-year-old barn w/attached 30'x150' lean-to. Original barn, quonset shop, fuel tanks, kennels, several sheds, an open lean-to, active root cellar & storage buildings. INVEST IN ONE-OF-A-KIND PROPERTY AND IMAGINE YOUR BEST LIFE: running cattle, enjoying a beverage while gazing at the expansive views of the Rocky Mountain Front, hunting for wildlife, fishing in the creeks, riding horses, researching on-site Native American history, searching for dinosaur bones & all w/close proximity to quaint, rural MT towns.

\$6,200,000 – MLS#30018682



315 E RAILROAD STREET – CUT BANK, MT

Invest in a profitable, successful and established business and work your dream job of brewing beer in Montana. Cut Bank Creek Brewery is for sale. The business includes all the beer-making equipment, real estate, liquor AND gaming license, a fully-equipped attached food trailer, furniture and everything proprietary. The aesthetic lends itself to an urban vibe but with all the hospitality you expect in a small town. The owners of the business have done a first-class job creating a very popular space with several different interior rooms, a sitting cove with a fireplace, two private gathering rooms, the main tap room seats 56, sunroom seating, and a generously sized outdoor space with a 250-person capacity. Two renovated ADA-approved restrooms, lots of back house storage where there are 2 chest freezers, commercial upright freezer, additional refrigerator/freezer, ice machine and several shelving units and office space.

\$650,000 – MLS#30018819

Live
in Montana
REAL ESTATE

406-770-0013
lynn@lynnkenyon.com

WWW.LIVEINMNTREALESTATE.COM

Lynn Kenyon





**4110 LINCOLN RD W
• HELENA, MT •**

This is an ideal horse property w/the multiple corrals, stalls, tack room, & 16,000 SF riding area. This property offers the potential for generating revenue for boarding horses & use of the riding arena. There is also the possibly for a lg animal vet clinic, w/ample land to construct additional veterinary buildings. The detached office building has multiple offices on two levels w/reception, & garage w/storage. **\$1,680,000**

2605 N. ROBERTS • HELENA, MT •

For over 20 years, Chili O'Brien's Catering has been a well-established premier catering business in Helena, MT providing consistently delicious & creative catering services. Ranging from lg corporate events, non-profit benefits, & weddings to lunch & breakfast meals w/a minimum of 25 guests. Chili O'Brien's has the infrastructure to handle all types of event catering & can easily handle several different caterings in the same day. The business can assist w/set-up, table service, clean-up & breakdown. W/an inventory of 500 formal place settings, almost all formal caterings in Helena can be accommodated. A loyal off-site catering business is a business staple. Recipes span from classic American fare to International cuisine. Custom menus are created for clients so that their meal fits taste buds, event theme, budget, & attendees dietary restrictions. Repeatedly voted by the community as Helena's Best Catering Company! There are numerous large catering events scheduled well into 2024 with a gross income of \$322,000. There is the opportunity to schedule numerous additional events for the balance of 2024. Seller will consider owner financing. **\$1,390,000**



**SELLER WILLING TO CONSIDER
A LEASE BACK ON THE BUILDING**



**2831 AIRPORT ROAD
• HELENA, MT •**

Very well-maintained office building w/2 other nice buildings in a treed & grassy courtyard.

\$11.50/FT 2 BASE LEASE +\$5.25 NNN CHARGES

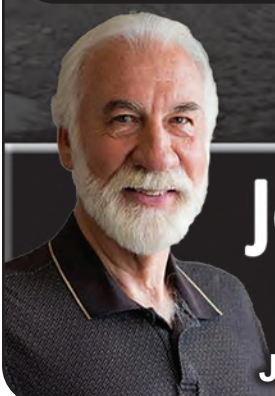
(which covers real property taxes, building insurance, & CAM charges to include garbage, summer & winter exterior services) PLUS then tenant will be responsible for placing gas, electric, water, sewer services into their name & paying those charges as direct invoice from provider. Annual escalator of 2.75%. 3-5 year lease term.

**2823 AIRPORT ROAD
• HELENA, MT •**

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



CENTURY 21 COMMERCIAL HERITAGE REALTY



John Lagerquist
406-439-0650
JLagerquist@Century21hr.com



Greg Thornquist
406-443-1432
www.Century21hr.com





Montana Life

REAL ESTATE



JOE DUVAL
406-570-7837

www.MontanaLifeRE.com

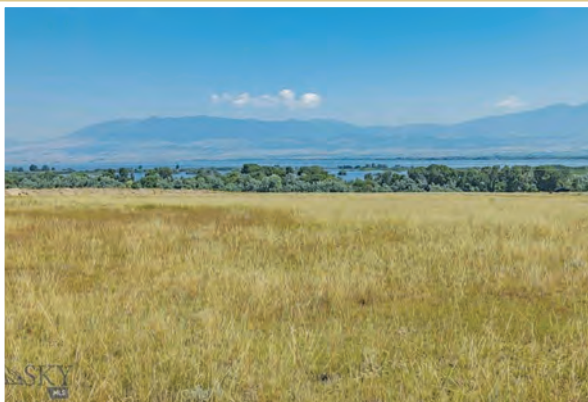


QUINTESSENTIAL CABIN JUST OUTSIDE OF TOWN!

DEEP CREEK CABIN TOWNSEND, MT

- 82+/- Acres
- Stunning views from south facing hills
- Just off Hwy 12 east of Townsend

\$1,250,000



DON'T MISS OUT ON THIS AMAZING OPPORTUNITY!

TBD HIGHWAY 287 TOWNSEND, MT

- 6.16 Acres
- No zoning
- HWY Frontage
- Views of Canyon Ferry Lake & Elk Horns

\$380,000 - MLS#383786



MIXED USE & COMMERCIAL ZONING

55 LOWER RAINBOW ROAD - BOZEMAN, MT

- 2 bed, 2 bath, 1,680 SQFT
- Office w/mixed use & commercial zoning
- Off Hwy 191/Gallatin Rd in Four Corners

\$675,000 - MLS#38759



STUNNING COMMERCIAL BUILDING IN TWIN BRIDGES!

102 W 4TH AVENUE TWIN BRIDGES, MT

- 6,258 SQFT commercial building
- Main lvl partitioned into 3 sections
- Upstairs 4 bed apartment

\$584,000 - MLS#378974



RECREATION, LOCATION, LIVE WATER & WILDLIFE!

857 HIGHWAY 10 WEST BIG TIMBER, MT

- 375 acre parcel along Yellowstone River

\$5,982,000 - MLS#387510



STUNNING 20+/- ACRES IN BELGRADE!

378 EMERALD LANE BELGRADE, MT

- 20+/- Acres
- No zoning/covenants
- Parcel has power, well, & septic

\$950,000 - MLS#386589



COMMERCIAL. GREAT FALLS

0/1100/1124 24TH AVE S • GREAT FALLS, MT



COMMERCIAL OPPORTUNITY Great location on 0.83 acres for you to build or use as storage, has new chain link fence around the property. Call today. **\$550,000 - MLS#30000744**

15950 US HWY 2 • HINGHAM, MT



THIS COMMERCIAL PROPERTY HAS IT ALL. An excellent Bar & Restaurant w/Espresso Coffee Bar, room for banquets, living quarters for owner, managers or rental income possibilities. 20 space RV park w/hook ups & a car wash plus cottage to use as a rental. All this at a great price & 2.94 ac on very busy HWY 2. **\$400,000**



CENTURY 21

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406-761-2811 • FAX 406-761-2865
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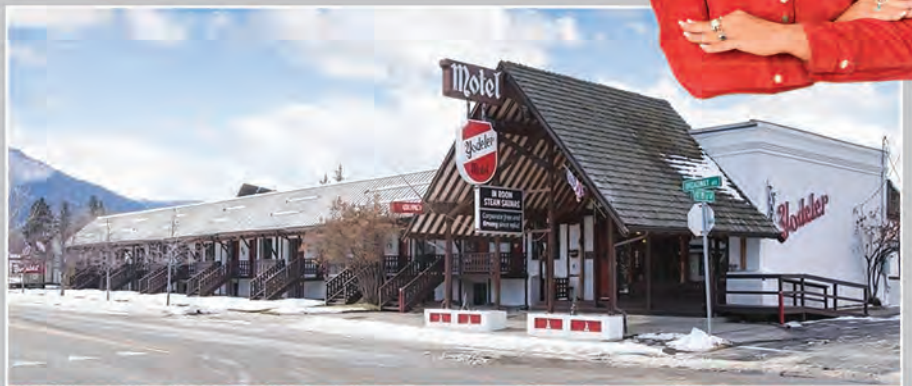


1105 BROADWAY AVE N - RED LODGE, MT



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

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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**

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406-331-0600

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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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MONTANA PROPERTIES

COMMERCIAL DIVISION



234 E. Pine Street | Missoula

- Iconic Missoula commercial property
 - Reception, private offices, storage
 - National Register of Historic Places
- \$2,800,000 | #22216401 | 406.544.7359



8313 US HWY 93 S. | Sula

- Perfect for a B&B or a vacation rental
 - Adjacent to National Forest
 - Over 6,000± sf log home and more
- \$2,750,000 | #30011026 | 406.240.2957



1026 S. 5th Street W. | Missoula

- 5,042± sf building
 - Great location--Quick access to Reserve
 - Used as union hall for over 70 years
- \$1,862,000 | #30015324 | 406.546.2233



2323 Ernest Avenue | Missoula

- Investment & Development Opportunity
 - Dixon Court has 10 fully leased lots
 - Several Options with RM 2.7 zoning
- \$1,400,000 | #22216881 | 406.360.3905



2825 Stockyard, #1-200 | Missoula

- Commercial office space off N. Reserve
 - Condo units totaling 3,921± sf
 - Reception area, lots of storage
- \$1,200,000 | #30012750 | 406.721.4141



Nhn Montana Avenue | Missoula

- Development potential on .88± acres
 - 2 single family residences, 8 parcels
 - Zoning max density of 11 homes/acre
- \$1,100,000 | #22206166 | 406.396.2721



303 E. Main St. | Thompson Falls

- Centrally located office building
 - Two levels of professional office spaces
 - Currently 100% leased!
- \$899,000 | #30010529 | 406.885.1878



52 S. Park Avenue | Helena

- 5,800± sf interior space
 - Bar, food sales, gaming, and more
 - Business for sale, no real estate included
- \$825,000 | #22201265 | 406.422.8990



33953 Fox Road | Polson

- 4 Greenhouses
 - 1.73± acre overlooking Flathead Lake
 - Retail storefront, shop w/studio space
- \$800,000 | #22210106 | 406.360.9849



117 E. Main, White Sulphur Springs

- Amazing bar and steakhouse
 - Antique back bar and liquor cabinet
 - Full beverage and gaming license
- \$745,000 | #30010900 | 406.439.6904



103 E. Garfield, White Sulphur Springs

- Well maintained commercial building
 - No zoning--endless possibilities!
 - 2 bedroom apartment on site
- \$535,000 | #30000326 | 406.439.6904



524 S. 1st Street | Hamilton

- Highly visible corner lot on HWY 93
 - National Register of Historic Places
 - Establish your unique business here!
- \$475,000 | #30014044 | 406.381.0067



107 E. Main | White Sulphur Springs

- Incredible investment opportunity
 - 2 separate office spaces w/100% occup.
 - Great rental history
- \$220,000 | #30014287 | 406.439.6904



2825 Stockyard #A-25 | Missoula

- Commercial condo unit
 - 2 private offices and private bathroom
 - AC, separate utility meter
- \$130,000 | #30013190 | 406.207.2559



2514 Mullan Road E., Superior

- 50x50 Airport Hanger on leased ground
 - Electric available on the back of bldg.
 - 40'+ sliding wood doors, 12' ceilings
- \$85,000 | #30003294 | 406.360.0308



101 Whitewater Place | Polson

- FOR LEASE: 5,604± sf space
 - Ridgewater Commercial Subdivision
 - Near front entrance, high ceilings
- \$6,445 | #22207120 | 406.360.9849



1018 Burlington, #200 | Missoula

- FOR LEASE
 - Centrally located 2nd floor office
 - 650± sf, two offices, shared bathroom
- \$760 | #30002303 | 406.544.7359



2200 Brooks Street #C | Missoula

- FOR LEASE: Commercial office space
 - 2,000± sf; 2 suites, conference room
 - Paved shared parking, new HVAC unit!
- \$13.25 | #30000809 | 406.880.4141



4404 Expressway, #105 | Missoula

- FOR LEASE
 - 1,040± sf first floor space
 - Office, warehouse or combination
- \$11 | #20140467 | 406.370.8734



4404 Expressway, #107 | Missoula

- FOR LEASE
 - 1,725± sf first floor space
 - Suitable for office, warehouse or combo!
- \$10.00 | #20140485 | 406.370.8734

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MONTANA PROPERTIES

COMMERCIAL DIVISION



KRUEGERBLDG.COM

140 E. Main Street | Bozeman

- Krueger Building in Downtown Bozeman
 - Legacy investment property!
 - Houses a variety of businesses
- \$13,395,000 | #379293 | 406.581.3455



2275 W. Koch St. | Bozeman

- Combo warehouse and office space
 - FULLY LEASED (true NNN lease)
 - Over 9,000± sf, new roof, heat/AC unit
- \$3,475,000 | #386942 | 406.579.8967



VIRTUAL TOUR

422 S. Main Street | Livingston

- Multi-Use Building
 - 24,680± sf building w/residential units
 - Exceptional location w/strong rental hist.
- \$3,350,000 | #364276 | 406.580.6501



2352 Vaquero Parkway | Bozeman

- Commercial and Residential Units
 - 8 condos w/luxury finishes
 - Great location on northwest side of BZN!
- \$2,545,000 | #387933 | 406.581.3559



516 & 520 W. Main St. | Bozeman

- Great income & investment opportunity
 - Total of 6 units, separately metered
 - Recently updated electrical, plumbing
- \$2,500,000 | #382608 | 406.579.6530



509 S 22nd | Bozeman

- 4,824± sf low maintenance office space
 - Abundant parking, centrally located
 - Versatile zoning (B2)
- \$1,850,000 | #387745 | 406.580.5283



417 W. Mendenhall | Bozeman

- 3,370± sf building renovated in 2021
 - Currently a wellness spa
 - MLS#383297; 1 block off Main Street
- \$1,795,000 | 406.580.2694 & 406.581.3455



600 Lola Street | Helena

- 1.5± acres storage, shop, office building
 - 15 executive offices, reception, storage
 - Paved and fenced storage
- \$1,400,000 | #379898 | 406.249.1517



6000 Harrison Avenue | Butte

- Endless opportunities!
 - Unique property with several outbuilding
 - Office/medical building, apartment
- \$1,235,396 | #369109 | 406.593.0324



120 W. Park Ave | Anaconda

- Primary Location, Large Building
 - Multi-purpose-Office, retail, medical
 - Over 13,000± sf of space
- \$1,200,000 | #380580 | 406.498.6465



2964B N. 27th | Bozeman

- Live/Work condo close to I-90
 - Lower level studio/warehouse
 - Upper level is an apartment
- \$749,000 | #385209 | 406.580.0155



209 S. Main Street | Livingston

- 2,300± sf building space in downtown
 - Front of the building is ideal for retail
 - Alley access and parking
- \$550,000 | #384972 | 406.581.1959



817 W. Park Street | Livingston

- 1,690± sf commercial office space
 - Excellent visibility & multiple entrances
 - 6 offices, meeting room and more
- \$495,000 | #386908 | 406.223.7721



419 Main Street | Deer Lodge

- Centrally located w/great foot traffic
 - Garage storage; lots of space
 - New carpet, heating system, roof
- \$345,000 | #388287 | 406.593.0324



1639 Harrison Avenue | Butte

- Commercial building w/vacant lot
 - High traffic area w/C-2 zoning
 - MLS#379770; Great retail or office space!
- \$163,000 | 406.490.6968 & 406.498.1357



6000 Harrison Avenue | Butte

- FOR LEASE: Several buildings
 - 3.37± acres and just minutes from town
 - Medical/office facility, garage, apartment
- \$6,000 | #369111 | 406.593.0324



200 Highland #201 | Bozeman

- FOR LEASE: Large, open office
 - Well located on the second floor
 - MLS#385381; Some furniture can stay
- \$28.00 | 406.581.3455 & 406.579.6978



563 S. Arizona #B | Butte

- For Lease: Brand new commercial space
 - Prime location w/high foot traffic
 - \$16.00 PSF/YR plus NNN (Triple Net)
- \$16.00 | #384450 | 406.498.6465



157 Progressive Drive | Belgrade

- FOR LEASE: 6,500± sf office space
 - Individual offices on the second floor
 - MLS# 388099; internet equip. on site
- \$11.00 | 406.522.0288 & 406.539.5358



157 Progressive Drive | Belgrade

- FOR LEASE: 60x90 Quonset
 - Convenient location near Airport
 - MLS#388102; power to be brought in
- \$7.00 | 406.522.0288 & 406.539.5358

[HTTPS://WWW.BHHS.COM/MONTANA-PROPERTIES-MT302/COMMERCIAL](https://www.bhhs.com/montana-properties-mt302/commercial)



5491 US HWY 93 N - FLORENCE, MT

Well established, family friendly restaurant, bar & casino, which includes an all beverage liquor & gaming license, on .72 acres. EXCELLENT FINANCIALS! Fantastic visibility w/175 ft of Highway 93 frontage & newly paved parking for up to 40 vehicles. Prime location at traffic light & Junction of Hwy 93 & Eastside highway w/14,000 daily traffic count. Includes all furniture, fixtures & equipment including brand new gas pizza ovens. Extremely popular destination w/fabulous menu & wonderful pizza. Property includes a new, beautiful, 2-level duplex w/1000 SF per level. It is the responsibility of the buyers & their agents to verify all info regarding this property. Info is provided by outside sources & deemed reliable but it is not guaranteed by listing agent or listing office.

\$2,075,000 - MLS#30012180



PureWest

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CORNER OF DESCHAMPS LANE AND TWO SMOKIES WAY • MISSOULA, MT

24.56 ACRES OF OPPORTUNITY WITH THIS COMMERCIAL/LIGHT INDUSTRIAL PROPERTY

OFF THE WEST END OF BROADWAY!

Fronting on both Deschamps Lane and Two Smokies Way, this larger tract offers superb access and great possibilities. Zoned C-1, this rolling property has numerous sites for potential development... Additional acreage is available.

\$4,900,000 • CALL TOM 406-691-6900