



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

1288 MT HWY 80

\$1,000,000

Fort Benton, MT 59442

AVAILABLE SPACE

14,394 SF

AREA

Property is located in Fort Benton which is 40 minutes north of Great Falls. With current operations only using 5 of the 17.59 acres of land, possibilities are endless for buyer to add more buildings or subdivide property. Seller is open to creative offers and is willing to negotiate. Current business will continue operations both during and after the sale of subject property.

CBCMONTANA.COM



OFFICE

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1215 24th Street, Suite 240, Billings, Montana 59102
406.656.2001



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SALE



OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	17.59 Acres
Year Built:	2005
Building Size:	14,394 SF
Renovated:	2013
Price / SF:	\$69.47

PROPERTY OVERVIEW

14,394 SF Industrial Warehouse
 17.59 Acres of Land
 Propane, Cistern & Septic
 8,000 SF Shop - 3 Phase Power, 22 ft Sidewalls, 16ft and 20 ft overhead doors
 2,760 SF Shop - Cold storage with 16 ft overhead door
 1,800 SF Shop - Heated with 16 ft overhead door
 1,066 SF Shop - Used as paint booth
 768 SF Shop with bathroom
 Natural Gas available in the street if owner wanted to pay to bring it into the property
 Current operations use 5 of the 17.59 acres of land

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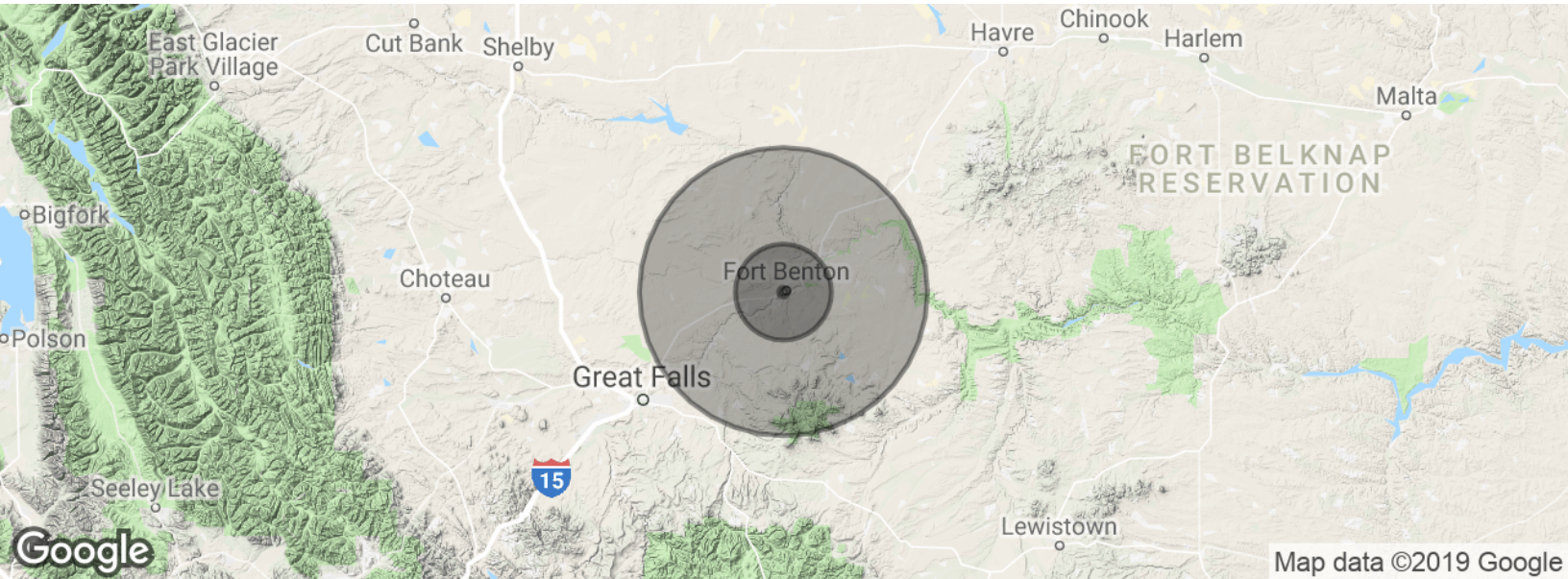
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POPULATION	1 MILE	10 MILES	30 MILES
Total population	5	490	4,617
Median age	56.6	46.2	43.1
Median age (Male)	56.5	45.9	42.5
Median age (Female)	57.1	46.6	43.6
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	2	201	1,801
# of persons per HH	2.5	2.4	2.6
Average HH income	\$67,744	\$53,731	\$53,706
Average house value			\$183,326

* Demographic data derived from 2010 US Census

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