



EASTERN MONTANA MONTANA COMMERCIAL REAL ESTATE

VOLUME 23 NUMBER 4

JULY / AUGUST 2021

EASTERN MONTANA EDITION
WESTERN & CENTRAL EDITION ONLINE

VISIT US ONLINE:

WWW.MONTANACOMMERCIALREALESTATE.COM

OWNED & PRODUCED BY:

RIM ADVERTISING, INC. • 406-656-0608 • WWW.RIMADVERTISING.COM

PSRT STD
U.S. POSTAGE
PAID
BILLINGS MT
PERMIT NO.749





George Warmer
CCIM - MANAGING PARTNER
406-855-8946



Blaine Poppler
PARTNER
406-671-0399



David Mitchell
CCIM / SIOR - PARTNER
406-794-3404



Nathan Matelich
PARTNER
406-781-6889



Todd Sherman
ASSOCIATE
406-570-8961



Kyle Schlichenmayer
ASSOCIATE
406-698-1899



Shaylee Green
ASSOCIATE
406-208-7723



Brian Williams
ASSOCIATE
406-930-1750

Locally Known. Globally Connected.

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



**COLDWELL
BANKER
COMMERCIAL**

NEW LISTING!



9026 KAUTMAN ROAD
FOR LEASE \$3,750/MO + UTIL
5,634 SF Shop Space on 1.5 Acres
Nathan Matelich 406-781-6889

NEW LISTING!



10 CENTRAL AVE W • HARLEM, MT
FOR SALE \$200,000
Historic 15,930 SF brick hotel
Todd Sherman 406-570-8961

NEW LISTING!



1300 PROSPECT AVE • HELENA
FOR LEASE \$36 SF/YR NNN
1,672 SF drive-thru retail with parking
Brian Williams 406-930-1750
Kyle Schlichenmayer 406-698-1899

NEW LISTING!



406 GRAND AVENUE
FOR SALE \$230,000
FOR LEASE \$1,550/MO + UTIL
1,280 SF Retail or Office Building
with high visibility
Shaylee Green 406-208-7723

NEW LISTING!



1710 1ST AVE N
FOR SALE \$199,000
1,500 SF Shop w/ recently
remodeled Office Space
Nathan Matelich 406-781-6889

NEW LISTING!



MONTANA BEAUTY INSTITUTE
40 27TH STREET WEST
BUSINESS WITH FF&E
FOR SALE \$249,995
No Real Estate Assumable \$8 SF Lease
Shaylee Green 406-208-7723

NEW LISTING!



200 VINE STREET • FORSYTH
FOR SALE \$1,200,000
Assisted Living Business & Real Estate
Nathan Matelich 406-781-6889

NEW LISTING!



5101 HWY 87 N
FOR LEASE \$2,000/MO + UTIL
2,400 SF Shop Space on 2.5 Acres
Todd Sherman 406-570-8961

NEW LISTING!



1005 & 1009 WYOMING AVE
FOR SALE \$155,000
2 Multi-Family lots -just off Broadwater
Todd Sherman 406-570-8961

NEW LISTING!



HOLLY'S ROADKILL SALOON
MCLEOD, MT
FOR SALE \$639,333
Full Liquor & Gaming License
included Bar/Kitchen on main level
with remodeled dwelling attached.
Brian Williams 406-930-1750

NEW LISTING!



1777 MAJESTIC LANE
FOR SALE \$1,516,685.15
7.034 Acre tract zoned
Controlled Industrial.
George Warmer 406-855-8946

NEW LISTING!



617-619.5 N 14TH STREET
FOR SALE \$195,000
3 Ranch Style Homes Downtown
currently rented.
Todd Sherman 406-570-8961

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**

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

Locally Known. Globally Connected.

BUSINESSES & OFFICE BUILDINGS



**319 MOREY
FRANK & WETCH
TRUCK REBUILDERS
FOR SALE \$727,800
\$252,000 FOR BUSINESS
+ \$475,800 FOR REAL ESTATE
Nathan Matelich 406-781-6889**



**GEYSER PARK
FOR SALE \$745,000**
Business & Real Estate included
George Warmer 406-855-8946
Steve Kenney 406-591-2890



**20 6TH ST W - ROUNDUP
FOR SALE \$138,500**
946 SF retail/restaurant
Nathan Matelich 406-781-6889



**509 N 27TH
FOR SALE \$450,000**
Excellent Downtown Location
9,120 SF Building with
Off Street Parking
George Warmer 406-855-8946
Todd Sherman 406-570-8961



**216 NE MAIN ST • LEWISTOWN
FOR SALE \$450,000**
Recently updated 18 unit motel
Todd Sherman 406-570-8961



2600 MONTANA AVENUE

**FOR SALE
\$2,300,000**

19 Units
LEED -
Green Certified

George Warmer
406-855-8946



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

**1437 WYOMING AVENUE
FOR SALE \$349,000**
2,772 SF office building
2 off street parking lots
Kyle Schlichenmayer 406-698-1899
David Mitchell 406-794-3404



**304 N 19TH STREET
FOR SALE \$250,000**
Restaurant space with parking
Todd Sherman 406-570-8961



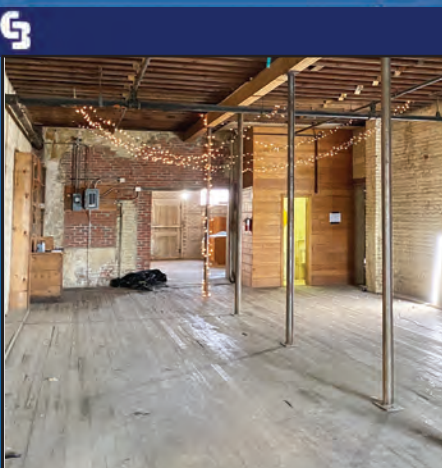
**3225 S
32ND ST W
THE
PICKLE BARREL**

**UNIQUE
RESTAURANT
OPPORTUNITY
FOR SALE
\$595,000**

Includes
Real Property,
F,F, & E & Inventory
George Warmer
406-855-8946



**3701 2ND AVE N • GREAT FALLS
FOR SALE \$135,000**
1,326 shop on over half an acre
Todd Sherman 406-570-8961
Nathan Matelich 406-781-6889



3D TOUR: <https://tinyurl.com/ernbdyp4>

3013 MONTANA AVENUE

**FOR SALE
\$500,000**

16,000 SF
downtown
space
with parking.

Shaylee Green
406-208-7723

NEW LISTING!



3D TOUR: <https://tinyurl.com/y4hkvjpk>

2727 CENTRAL AVENUE

**FOR SALE
\$2,775,000**

**FOR LEASE
\$14.00
PSF GROSS**

29,908 SF office
building on
2.273 acres

George Warmer
406-855-8946



INVESTMENT OPPORTUNITY!

**2228 GRAND AVENUE
FOR SALE \$925,000**
8,030 SF retail bldg w/strong tenant
history 18,000+ cars a day exposure
George Warmer 406-855-8946



**45 BASIN CREEK ROAD • BUTTE
FOR SALE \$1,700,000 OR FOR LEASE \$9 PSF NNN**
Almost 25,000 SF office building
Nathan Matelich 406-781-6889



**1215 24TH STREET WEST
FOR SALE \$1,093,700
FOR LEASE \$1,094-\$1,403 /MO**
875-1,122 SF Office space.
Steve Kenney 406-591-2890



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

Locally Known. Globally Connected.

OFFICE SPACE, OFFICE BUILDINGS & STORAGE BUILDINGS



ONLY 1 SPACE LEFT!

2545 CENTRAL AVENUE
FOR LEASE \$14-\$17 PSF NNN
1 Retail suites available: 1,498 SF

Nathan Matelich 406-781-6889 • Kyle Schlichenmayer 406-698-1899



2048 OVERLAND AVENUE
STE 102B & 102C

FOR LEASE
645 SF AT \$725/MO (FULL SERVICE)
350 SF AT \$500/MO (UTIL. INCLUDED)

Office Space with conference room.

Nathan Matelich 406-781-6889
Todd Sherman 406-570-8961



ONLY 1 SPACE LEFT!

SHILOH COMMONS
FOR LEASE \$18 PSF
800 SF Space (Office or Retail)
George Warmer 406-855-8946
David Mitchell 406-794-3404



PRICE DROP

1219 27TH STREET
FOR LEASE \$3,418/MO + UTIL.
2,000 SF retail space

Kyle Schlichenmayer 406-698-1899 • Brian Williams 406-930-1750



50 27TH STREET W - SUITE C
FOR LEASE \$18 PSF/YR MG
2,016 SF Professional Office Space with ADA restrooms

George Warmer 406-855-8946
Steve Kenney 406-591-2890



413 SE 4TH STREET
SUITES F - LAUREL
FOR LEASE \$1,590 /MO + UTILITIES
1,000 SF Retail Space
Class A Retail Center, Open Floor Plan
Nathan Matelich 406-781-6889



3D TOUR: <https://tinyurl.com/y2dug6rz>
206 NORTH 29TH
FOR LEASE \$200-\$400 /MO
120-250 SF Downtown Offices
David Mitchell 406-794-3404
Kyle Schlichenmayer 406-698-1899



3D TOUR: <https://tinyurl.com/yy945ufg>
208 N 29TH STREET
FOR LEASE \$13 PSF MG
640-2,220 SF of downtown office space
David Mitchell 406-794-3404
Kyle Schlichenmayer 406-698-1899



3D TOUR: <https://tinyurl.com/rsj6k7ah>

2950 KING AVENUE
TWO UNITS FOR LEASE
4,000 SF UNIT: \$14 PSF NNN
2,000 SF UNIT: \$18 PSF NNN
Retail/Office Space
Flooring & Lighting Allowance
George Warmer 406-855-8946
Todd Sherman 406-570-8961

NEW LISTING!



1321 DISCOVERY DRIVE
FOR LEASE \$11/SF NNN
2,875 SF Class A office space
Brian Williams 406-930-1750



1321 MAIN STREET
FOR LEASE \$7.95 NNN
9,304 or 17,200 SF Space options
George Warmer 406-855-8946
Blaine Poppler 406-671-0399



180 S 32ND STREET W - STE 2
FOR LEASE \$4,245/MO + UTIL
2,464 SF Class A Office
Build to suit options available
Nathan Matelich 406-781-6889

NEW LISTING!



1215 MONAD
FOR LEASE \$2,200/MO + UTIL
3,200 SF Retail Showroom with build to suit options available
Nathan Matelich 406-781-6889
David Mitchell 406-794-3404



2376 MAIN STREET
FOR LEASE \$8 PSF/YR NNN
1,400 SF of retail/office space
Nathan Matelich 406-781-6889
Todd Sherman 406-570-8961



2905 MONTANA AVENUE
FOR LEASE \$2,654/MO + UTIL.
2,628 SF Recently Remodeled Retail in Historic Downtown District
Nathan Matelich 406-781-6889

NEW LISTING!



3350 GALLOWAY STREET • BOZEMAN
FOR LEASE \$27-\$32 SF
2022 Projected Build Class A, 25,000+ SF, Medical Office Building. Great location in rapidly growing residential, medical, and commercial Bozeman Triangle area
Todd Sherman 406-570-8961



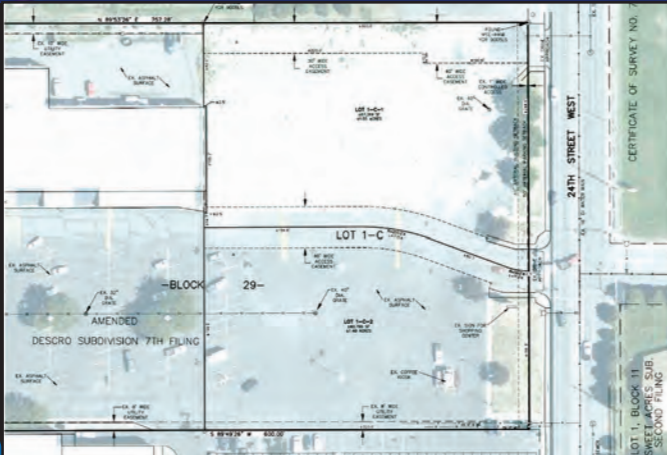
1215 24TH STREET WEST • BILLINGS, MT 59102 • 406-656-2001

Locally Known. Globally Connected.

OFFICE, STORAGE & WAREHOUSE PROPERTIES

2.25 CITY BLOCKS
AVAILABLEREADY FOR
DEVELOPMENT!BUILD TO SUIT
OPPORTUNITY1617 1ST AVENUE NORTH • FOR SALE - BUILD TO SUIT
4.33 Acres downtown, within EBURD
George Warmer 406-855-8946116 N
29TH STREETFOR LEASE
\$2,265/MO
+ UTILITIES1,912 SF UPDATED
Downtown Retail
SpaceKyle
Schlichenmayer
406-698-1899262 HWY 117 • FORT PECK
FOR SALE \$1,499,000
20,600 SF of Shop & Mini Warehouse
space on 1.732 Acres
Nathan Matelich 406-781-68891005 GRAND AVENUE
FOR SALE \$20 PSF
BASED ON LOT SIZE
Interior demoed, ready for occupancy
David Mitchell 406-794-34043D TOUR: <https://tinyurl.com/y8jilo8r>2800 CENTRAL AVENUE
FOR LEASE \$4,215/MO +UTIL OR FOR SALE \$599,000
2,911 SF professional office space.
Nathan Matelich 406-781-68891300 6TH AVENUE NORTH
FOR LEASE \$3.50 SF/YR MG
30,000 SF with over 2 acres
of parking and yard space
George Warmer 406-855-8946
Blaine Poppler 406-671-0399

NEW LISTING!

711 BLACKHAWK B1
FOR LEASE \$8 SF/YR NNN
1200 SF Heated shop
in gated industrial park
Todd Sherman 406-570-8961455 S 24TH STREET W
FOR LEASE \$18/SF NNN
3,848 SF office building, High traffic area on 24th St W
Kyle Schlichenmayer 406-698-1899 • Brian Williams 406-930-1750

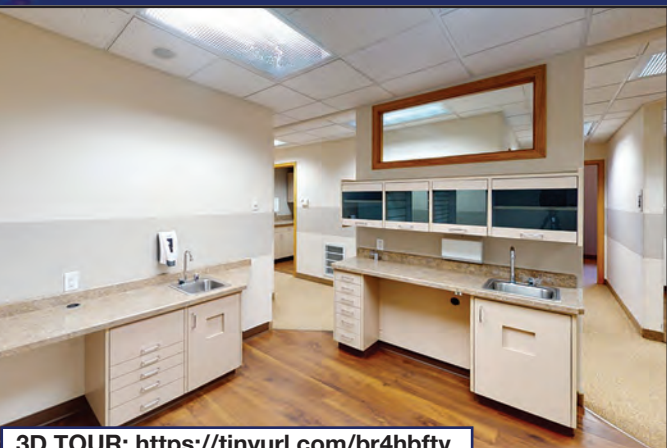
VACANT LOTS

CENTRAL
AVENUE MALL
FOR SALE
\$1.65 - \$3.475
MILLION2.95 Acres of
Development Land
All City Services
AvailableNathan Matelich
406-781-6889
David Mitchell
406-794-3404

SIMILAR PROPERTY

CONRAD ROAD SHOPS
FOR SALE - SEE AGENT FOR PRICING
8 heated units, 1,850 SF each Projected Completion Aug. 1st
Todd Sherman 406-570-8961

NEW LISTING!

2132
BROADWATER
AVENUEFOR LEASE
\$1,998/MO + UTIL1400 SF
office/retail/
medical spaceShaylee Green
406-208-77233D TOUR: <https://tinyurl.com/br4hbftv>1110 BROADWATER AVENUE
OFFICE/RETAIL SPACES

UNIT 1 • 1,254 SF • FOR LEASE \$1,885 /MO

UNIT 3 • 1,348 SF • FOR LEASE \$2,025 /MO

Nathan Matelich 406-781-6889



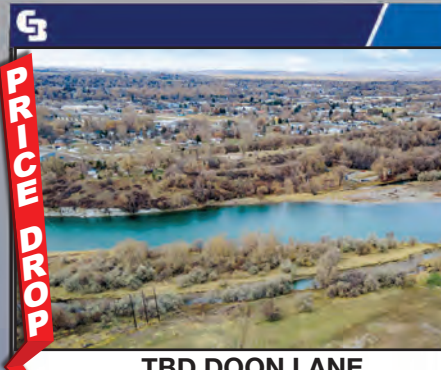
1215 24TH STREET WEST • BILLINGS, MT 59102 • 406-656-2001

Locally Known. Globally Connected.

INDUSTRIAL PROPERTIES & COMMERCIAL LAND



**10940 S FRONTAGE ROAD
FOR LEASE \$0.16/SF/YR (NET)**
233 Acre \Ground Lease
Brian Williams 406-930-1750



PRICE DROP

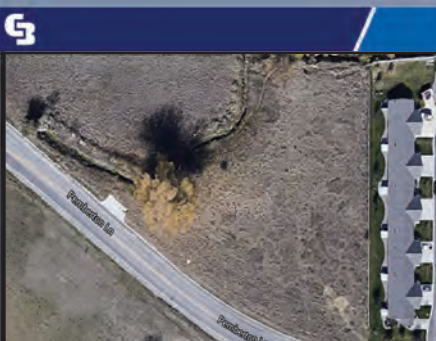
**TBD DOON LANE
FOR SALE \$415,000**
4 acres w/ Yellowstone River access
Kyle Schlichenmayer
406-698-1899



**CENTRAL AVENUE
& SOUTH 36TH STREET W
FOR SALE \$1,770,093**
4.5 acres PUD zoned land
George Warmer 406-855-8946
Blaine Poppler 406-671-0399



**PRIME SHILOH RD PROPERTY
FOR SALE \$2.79 PSF**
20.58 Acres
Zoned Agricultural
George Warmer 406-855-8946
Blaine Poppler 406-671-0399



**501 PEMBERTON LANE
FOR SALE \$290,000**
2.442 Acres Community
Commercial near Lake Elmo
Nathan Matelich 406-781-6889



**6132 SOUTH
FRONTAGE ROAD**

**FOR SALE
PRICE VARIES
ON LOTS**

76.34 Acres zoned
Highway Commercial,
public services available.

**Blaine Poppler
406-671-0399**



**LONG TERM GROUND
LEASE POSSIBILITIES!**

**5365 MIDLAND ROAD
FOR SALE \$890,000**
2.55 Acres
Zoned Highway Commercial
2 lots with a total 2.55 Acres.
Steve Kenney 406-591-2890



FOR SALE \$18,500-\$28,500 /ACRE
212.69 unzoned acres in 9 tracts.
George Warmer 406-855-8946
Blaine Poppler 406-671-0399



VIDEO TOUR: WWW.YOUTUBE.COM/WATCH?V=U6PLZSCQ_DK
**HARMONY MEADOWS
FOR SALE \$3.75-\$4.75 PSF**
1-5 Acre lots available. Zoned CC & HC.
Blaine A Poppler 406-671-0399 • George Warmer 406-855-8946



**E RAILROAD STREET - LAUREL
FOR SALE \$5.50 PSF**
10 Acres Available For Sale • Zoned
Highway Commercial
George Warmer 406-855-8946



**2200 GOODMAN ROAD
FOR SALE \$5.50 PSF**
4.722 Ac Zoned: Entryway Lt Industrial
George Warmer 406-855-8946



**MONTANA
SAPPHIRE
LOTS**

**FOR SALE
\$7-\$14 PSF**

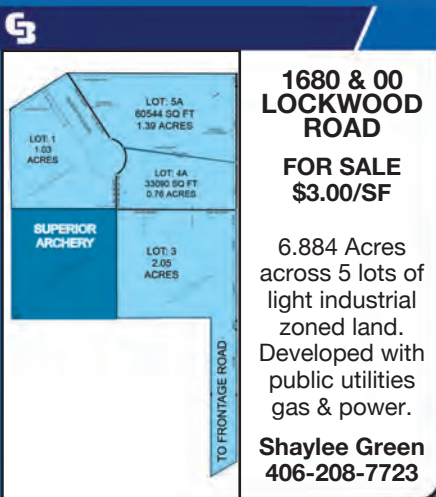
7 Lots from .9-3
Acres in size.

George Warmer
406-855-8946

Blaine A Poppler
406-671-0399



**32ND STREET & CONRAD RD
FOR SALE \$9.50 PSF**
36,507 SF Zoned CI.
George Warmer 406-855-8946
Blaine Poppler 406-671-0399



**1680 & 00
LOCKWOOD
ROAD
FOR SALE
\$3.00/SF**

6.884 Acres
across 5 lots of
light industrial
zoned land.
Developed with
public utilities
gas & power.

Shaylee Green
406-208-7723



**WEIL
STREET
LOTS**

**FOR SALE
\$4.99 PSF**

1.943 acres zoned
Heavy Commercial

David Mitchell
406-794-3404

Kyle Schlichenmayer
406-698-1899



**3250 HANNON ROAD
FOR SALE \$549,000**
6.88 Acres Zoned NMU,
outside city limits
Todd Sherman 406-570-8961
Shaylee Green 406-208-7723



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

Locally Known. Globally Connected.

CONTINGENT PROPERTIES



CONTINGENT!

511 & 512
N 26TH ST
& 514 N
25TH STREET

FOR SALE
\$600,000
24,500 sf of
central business
district zoned land.
George Warmer
406-855-8946

Steve Kenney
406-591-2890



CONTINGENT!

PREMIER BIGHORN RIVER FISHING AND HUNTING LODGE
FOR SALE \$2,995,000

6,000 SF Lodge on roughly 52 acres with multiple outbuildings and
over 1/2 mile of river frontage
Brian Williams 406-930-1750



CONTINGENT!

502 & 504 N 20TH STREET
FOR SALE \$299,000
Multi-faceted investment
income property.
Todd Sherman 406-570-8961
George Warmer 406-855-8946



CONTINGENT!

48 RIVERSIDE ROAD
FOR SALE \$260,000
3532 SF Industrial building outside city
limits – no restrictions
Shaylee Green 406-208-7723
Todd Sherman 406-570-8961



CONTINGENT!

1540 STATE HIGHWAY 421
JOLIET
FOR SALE \$110,000
10 Unzoned Acres on the road between
Billings and Red Lodge
Shaylee Green 406-208-7723



CONTINGENT!

9000 QUEST AVENUE
WEST END SHOP SPACE
SHOP: 3,000 SF
FOR LEASE AT \$1,500/MO + UTIL
Fully insulated, radiant floor heat
Kyle Schlichenmayer 406-698-1899



CONTINGENT!

212 N 29TH STREET
FOR LEASE \$12 PSF NNN
2009 SF Retail space available.
David Mitchell 406-794-3404
Kyle Schlichenmayer 406-698-1899



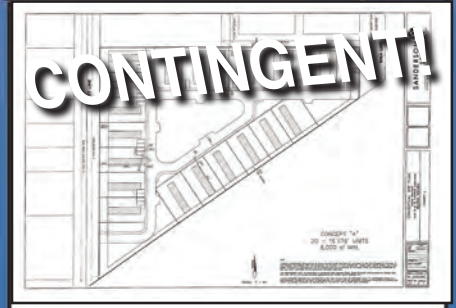
CONTINGENT!

1524 OLD US HWY 10 • LAUREL
FOR SALE \$4,300,000
421 Unit Mini Storage
Nathan Matelich 406-781-6889



CONTINGENT!

21 3RD STREET N
GREAT FALLS
FOR SALE: \$995,000
FOR LEASE \$8/SF NNN
7,766 SF office condo
David Mitchell 406-794-3404



CONTINGENT!

304 RHEA
FOR SALE \$1.90 PSF
Land for mobiles and shops
4.42 Acres
Shaylee Green 406-208-7723



CONTINGENT!

304 1ST STREET E • ROUNDUP
FOR SALE \$150,000
2,000 SF Warehouse/Flex Space with
3,500 SF Fenced Graveled Yard Space
Brian Williams 406-930-1750
Nathan Matelich 406-781-6889



CONTINGENT!

1003 MICHAEL LANE
FOR SALE \$670,000
9.63 Acres, 11 Mobile home lots,
2 large outbuildings, 2 Quonsets
Todd Sherman 406-570-8961
Shaylee Green 406-208-7723



CONTINGENT!

204 N 29TH STREET
FOR LEASE \$12 PSF/YR NNN
4,500 SF Downtown Retail
David Mitchell 406-794-3404
Kyle Schlichenmayer 406-698-1899



CONTINGENT!

1215 S BROADWAY AVENUE
RED LODGE
FOR SALE \$395,000
Prime Piece of Commercial Dev Land
1.46 Acres 1,462 SF Log Cabin Bldg
Nathan Matelich 406-781-6889



CONTINGENT!

INTERSTATE 90
LOCKWOOD EXIT 452
FOR SALE \$2.95 PSF
3 lots with 11.40 total acres available
Steve A. Kenney 406-591-2890
George Warmer 406-855-8946



CONTINGENT!

PRIME DEVELOPMENT
OPPORTUNITY
SW OF 56TH ST W
& DANFORD ROAD
FOR SALE \$1,510,000 (\$18,000/AC)
83.876 Acres Unzoned
George Warmer 406-855-8946
Blaine Poppler 406-671-0399



CONTINGENT!

309 ERIE DRIVE
FOR SALE \$940,000
FOR LEASE \$4.75 PSF/YR NNN
18,600 SF warehouse w/ loading dock,
radiant heat, and 2.05 acres
Nathan Matelich 406-781-6889



CONTINGENT!

1600 ALKALI CREEK
FOR SALE
78-578.2 AC SECTIONS AVAILABLE
Live creek with gently sloping valleys
close to new belt loop.
Blaine Poppler 406-671-0399