



**COLDWELL  
BANKER  
COMMERCIAL**

**CBS**

**FOR SALE**

## **45 BASIN CREEK ROAD**

Butte, MT 59701

### AVAILABLE SPACE

24,684 SF

### ASKING PRICE

\$1,700,000 or \$9 PSF/NNN

### FEATURES

- 24,684 Commercial Office Building
- 19,635 SF of Office Space
- 5,049 SF of Enclosed Garage/Warehouse/Storage
- 4 Acres of Land
- Tax Assessed Value: \$2.5 million
- 64 Parking Spaces - Paved Parking Lot in Front of Building with Additional Paved Spaces on Side and at the Rear
- Fenced Yard (372 Linear Feet) in the Rear



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### OFFICE

**Nathan Matelich**

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



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Property Address:	45 Basin Creek Road, Butte, MT 59701
Property Type:	Office
Lot Size:	4.0 AC
Building Size:	24,684 SF
Building Class:	A
Zoning:	Community Commercial
Rail Access:	N/A
Year Built:	2000

### PROPERTY OVERVIEW

45 Basin Creek Rd is a single story commercial building most recently occupied by Talen Energy. This property has good frontage on Basin Creek Road and is a newer building which was constructed in 2000. City water and sewer service has been extended to the site with natural gas & electricity provided by Northwestern Energy. This 24,684 SF building is an ideal location for a call center, large office user, government agency or educational facility and has easy interstate access.

### LOCATION OVERVIEW

This property has good frontage on Basin Creek Road and is a newer building which was constructed in 2000.



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### SALE HIGHLIGHTS

- 24,684 Commercial Office Building
- 19,635 SF of Office Space
- 5,049 SF of Enclosed Garage/Warehouse/Storage
- 4 Acres of Land
- Tax Assessed Value: \$2.5 million
- 64 Parking Spaces - Paved Parking Lot in Front of Building with Additional Paved Spaces on Side and at the Rear
- Fenced Yard (372 Linear Feet) in the Rear
- 2 qty 10ft Overhead Doors
- 15 qty Roof Mounted HVAC Units
- C-2 Community Commercial Zoning
- Oversized IT/Communications Room with Raised Panel Floor for Ease in Cabling - HUB for Talen Energy's statewide energy operations and marketing
- Fully plumbed and vented chemistry lab
- Security system in place
- Fire protection systems in place
- Subject property includes private offices and numerous conference rooms of varying sizes, restrooms, kitchen and large scale open floor plan on one side of building
- Building was designed as 2 completely separate office spaces (business units) with one space being predominantly open trading floor and the other predominantly private offices making it ideal if 2 separate businesses/organizations wanted to occupy the space
- Office furniture negotiable & could be included in the sale
- Landlord willing to demise the office space down to as small as 10,000 SF for Lease tenant.



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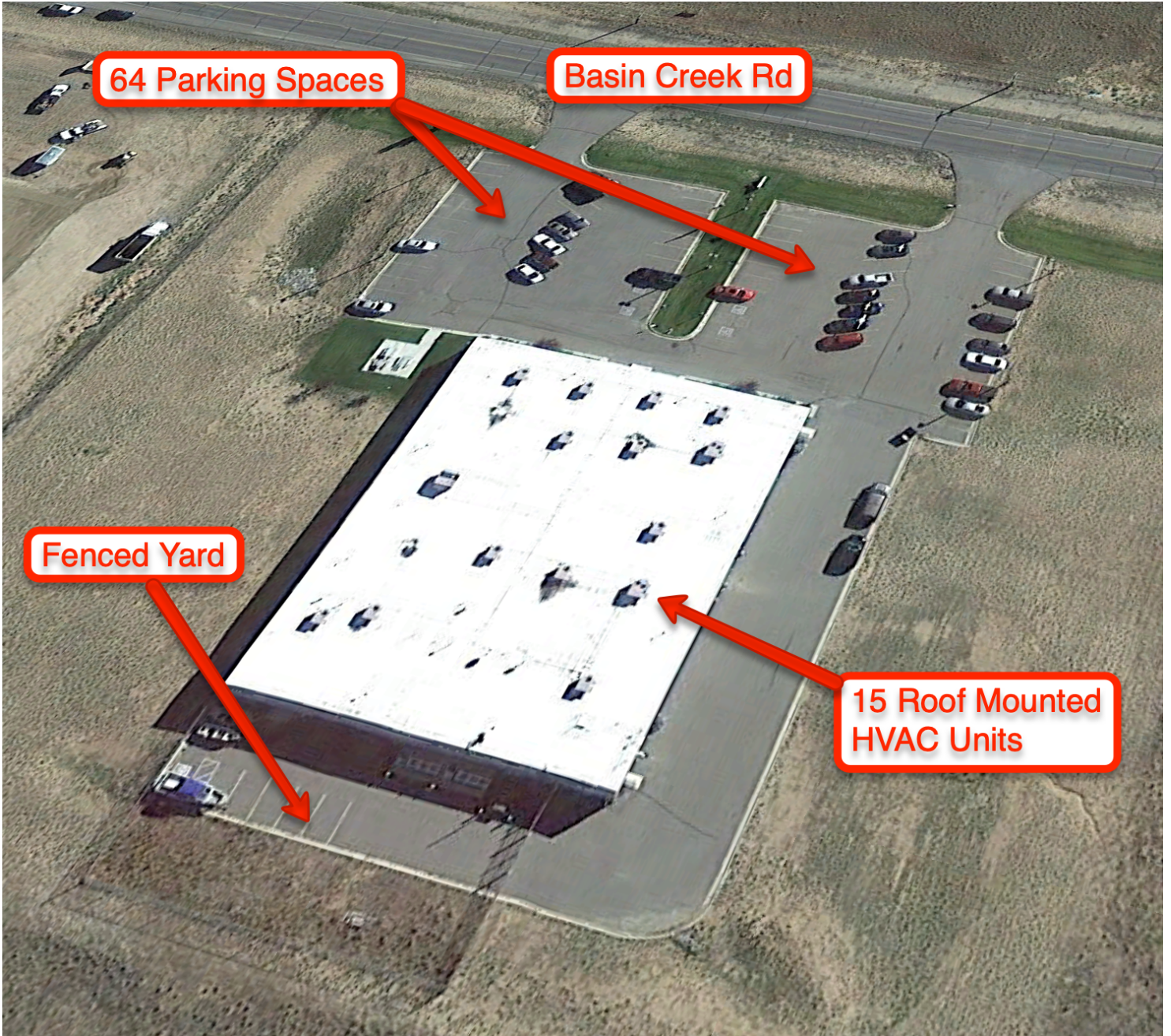
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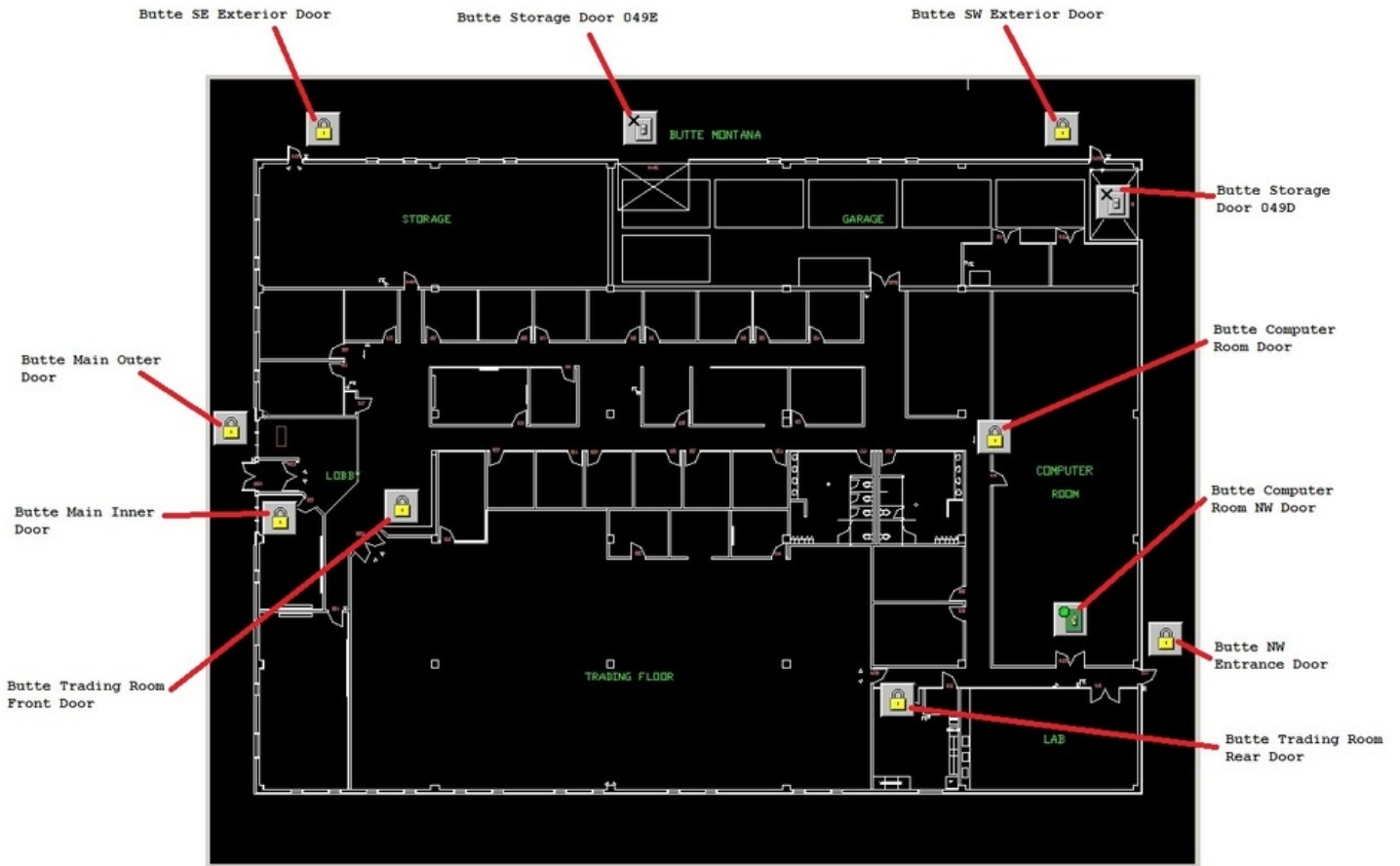
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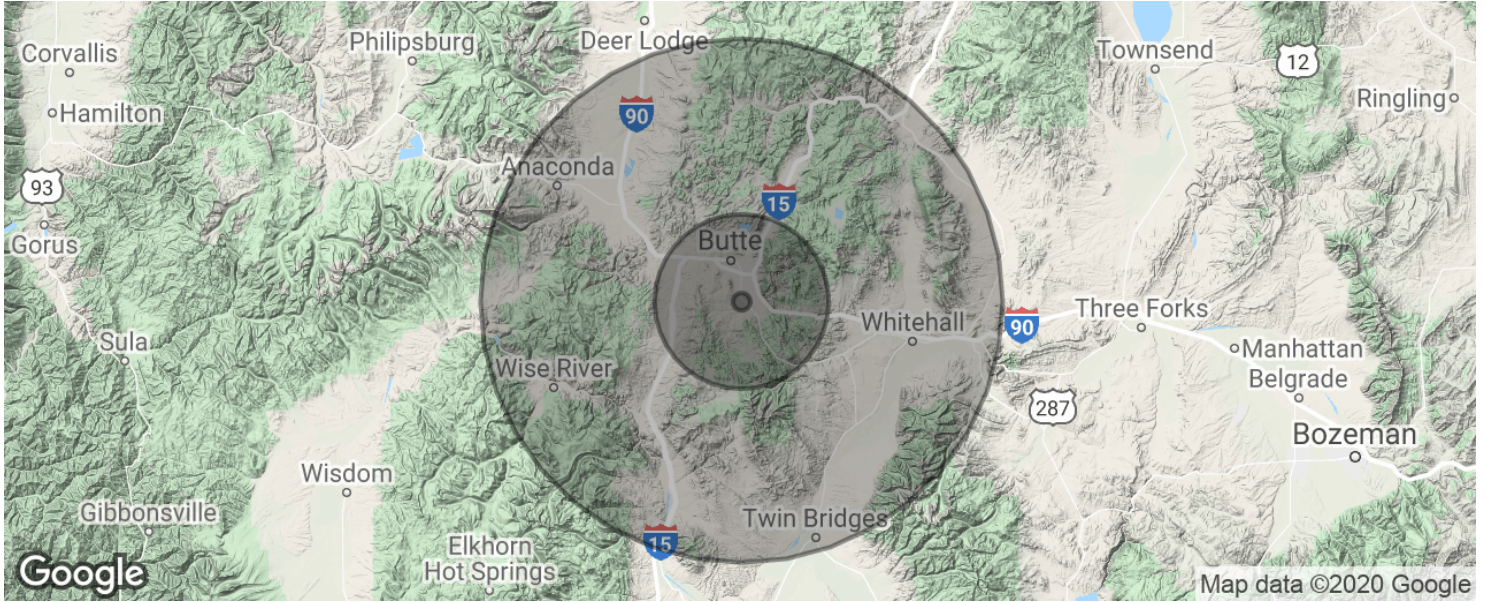
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POPULATION	1 MILE	10 MILES	30 MILES
Total population	23	7,594	20,147
Median age	44.2	46.9	44.8
Median age (Male)	44.1	43.6	43.6
Median age (Female)	44.5	48.7	45.7
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	9	3,138	8,484
# of persons per HH	2.6	2.4	2.4
Average HH income	\$66,293	\$63,186	\$55,692
Average house value	\$252,262	\$220,411	\$213,890

\* Demographic data derived from 2010 US Census

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