

SALE

403 BOULDER STREET

Big Timber, MT 59011



SALE PRICE

\$240,000

Brian Williams

406 930 1750

brian@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

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PROPERTY DESCRIPTION

PHENOMENAL INVESTMENT OPPORTUNITY:

Stand-Alone Retail Property located in the growing community of Big Timber, MT for sale. Positioned on one of the busiest corners in town with the second highest traffic count in all of Big Timber at 2,860 cars/day. The 20,800 SF lot offers a great ability to redevelop, rebuild, add to the existing property. or operate a restaurant or quick-serve-restaurant like it was for the 35+ years prior to 2018 (The Frosty Freez). With new retail businesses around Big Timber taking on large investments in improving their commercial properties around town, most notably since COVID and the growth/influence of the Gallatin and Paradise Valleys, this may very well be the next great opportunity in the area to take advantage of . The Highway Retail Zoning allows for multiple uses on the property, and variance requests could allow for even more opportunities on this busy corner. Property is located on the busy corner of the I-90 Business Loop and the connecting street leading to Hwy 191 North, making it one of the busiest corners in town.

LOCATION:

Billings & Bozeman, MT are both within 1 hour of Big Timber via I-90, solidifying its growth potential in coming years. Access to great recreation, fishing and ATV'ing in the Crazy Mountains to the north and the expansive Boulder Valley to the south makes it a strong tourist, fishing, recreating, camping and day-trip destination. Located at the confluence of the Boulder River and Yellowstone River, along with close proximity to Sweet Grass Creek and Big Timber Creek, also add to the beauty and attraction of the area.

Potential future uses include, but are not limited to: Quick-Serve Restaurant (i.e. think Mark's In & Out in Livingston), Indoor Storage or Warehousing, Drive-Thru Coffee & Ice Cream Shop with Food Offerings, Pet Related Business, Redeveloped Strip Mall, Tourist Driven Business Needing Strong Visibility & Signage, Consignment Shop, Art Gallery, Etc.

OFFERING SUMMARY

Sale Price:	\$240,000
Building Size:	2,592 SF
Price Per Square Foot	\$92/SF

PROPERTY HIGHLIGHTS

*2,592 SF Restaurant/Retail Space

*20,800 SF Lot on Busy Corner

*2 Bathrooms - 1 ADA

*Zoning: Hwy Retail

*Well-Maintained Commercial Kitchen Equipment & Walk-In Freezer/Cooler Included

*2,860 Cars/Day Traffic Count

*Lots of Improvements : AC, Flooring, Built-Up Metal Roof

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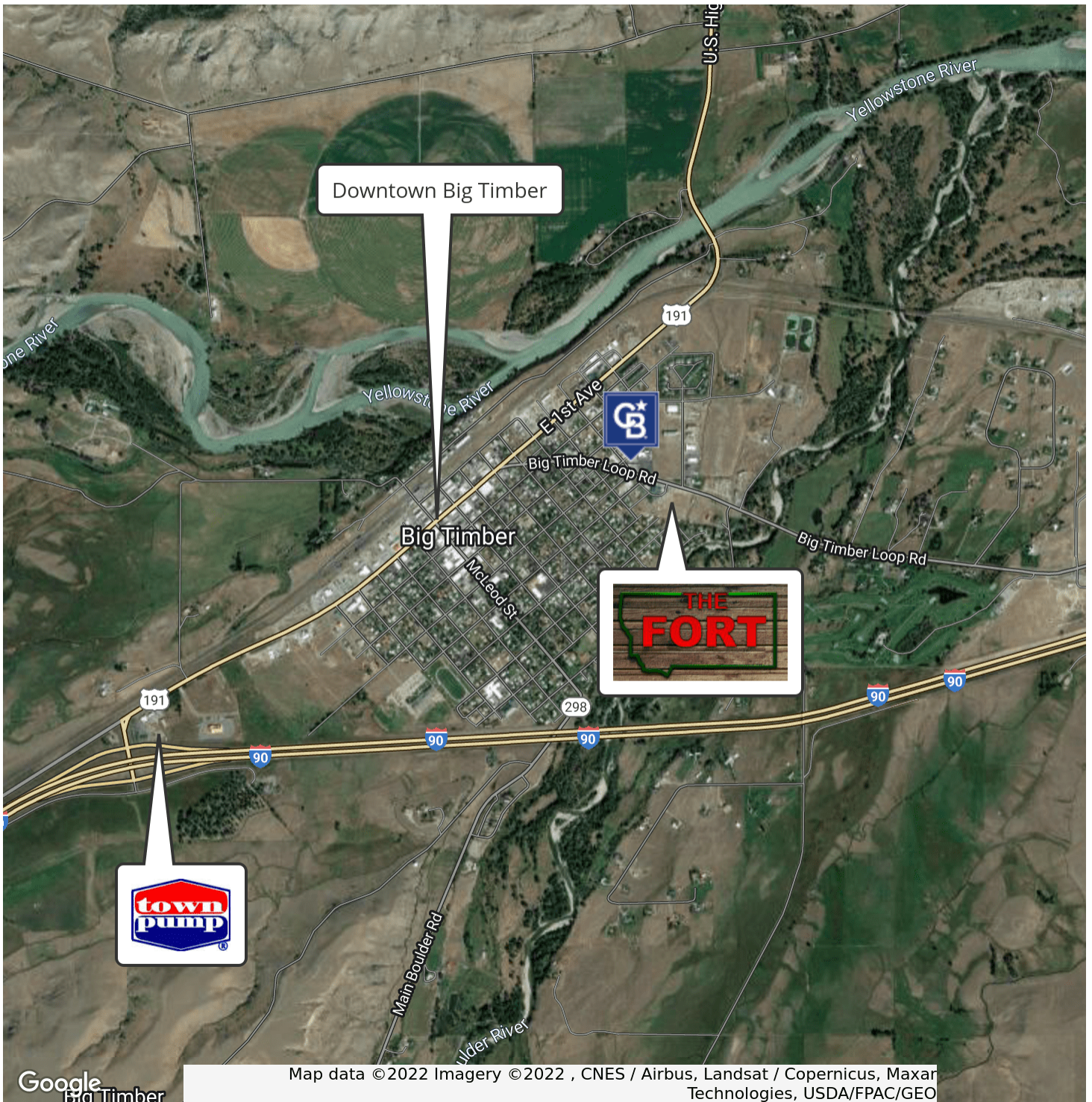


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