



**COLDWELL  
BANKER  
COMMERCIAL**

**CBS**

**FOR SALE**

## 45 BASIN CREEK ROAD

Butte, MT 59701

### AVAILABLE SPACE

24,684 SF

### ASKING PRICE

PRICE REDUCED to \$1,615,000 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, CCIM  
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1215 24th Street, Suite 240, Billings, MT 59102  
406.656.2001



## 45 BASIN CREEK ROAD

Butte, MT 59701

|                   |                                      |
|-------------------|--------------------------------------|
| 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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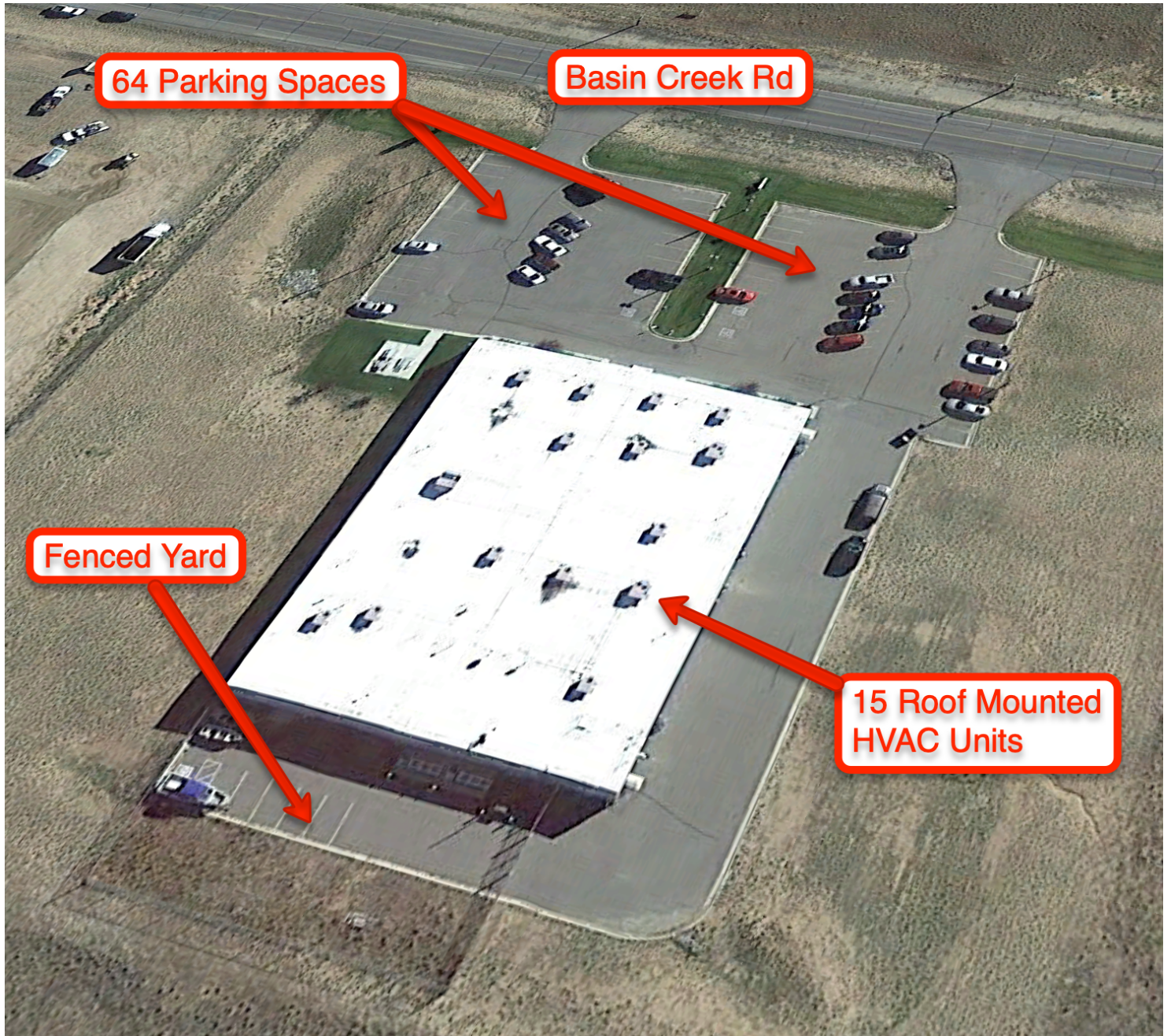




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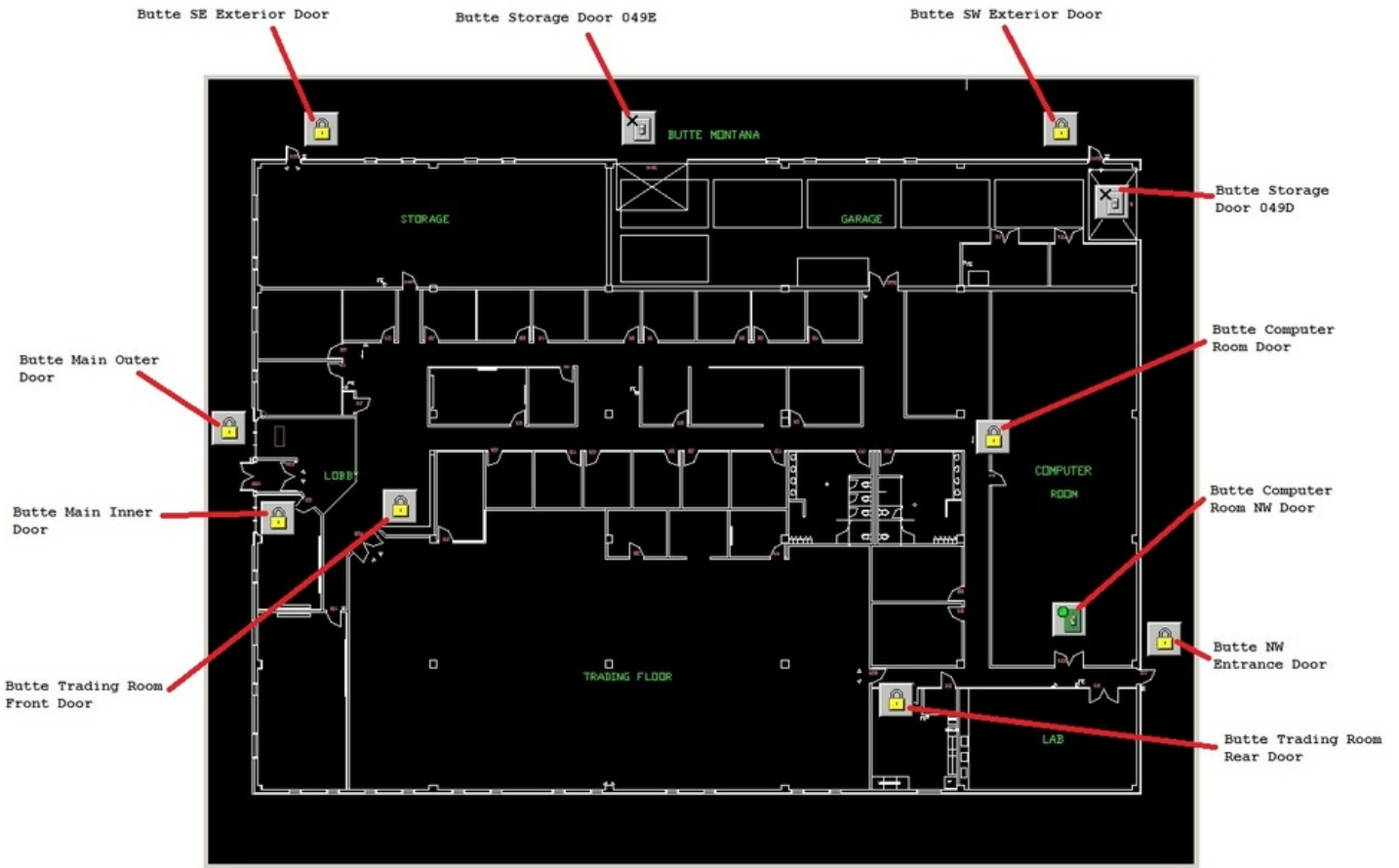
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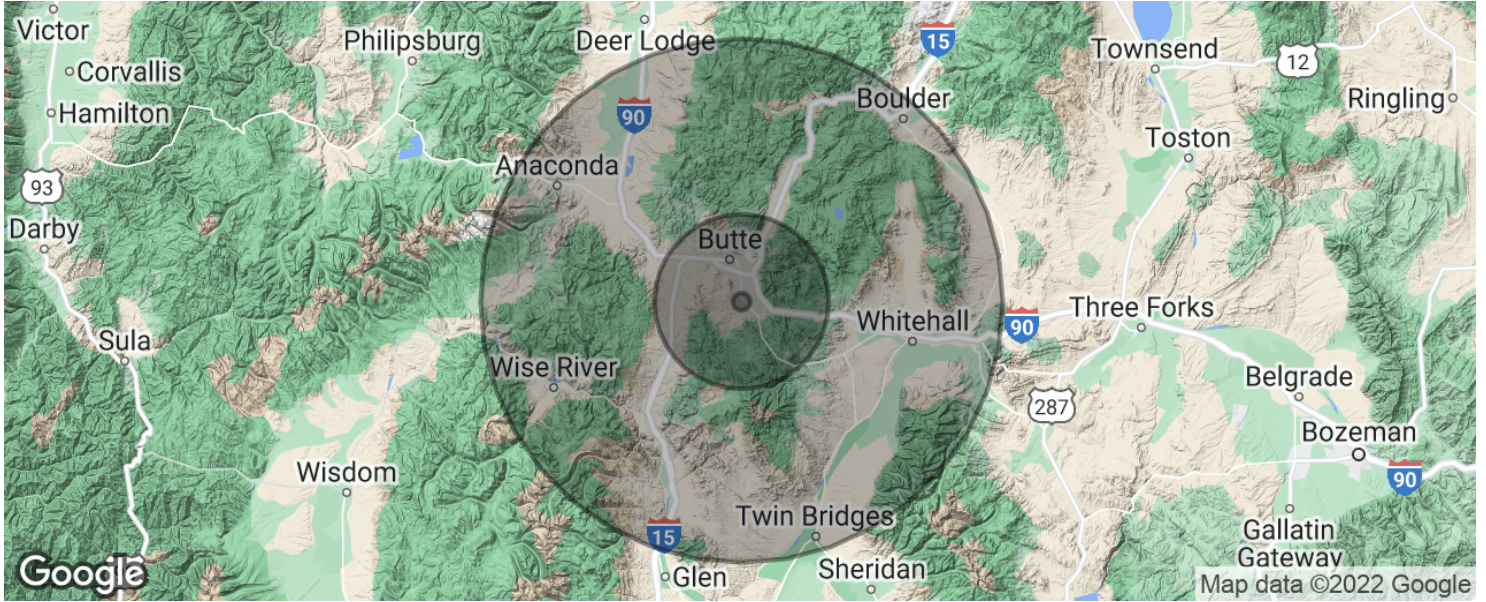
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| POPULATION          | 1 MILE    | 10 MILES  | 30 MILES  |
|---------------------|-----------|-----------|-----------|
| Total population    | 23        | 7,594     | 20,147    |
| Median age          | 44.2      | 46.9      | 44.8      |
| Median 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 2020 ACS - US Census

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