

SALE / LEASE

OFFICE BUILDING FOR SALE

45 Basin Creek Road Butte, MT 59701

SALE PRICE REDUCED TO \$1,200,000

LEASE RATE \$9.00 SF/yr



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

406 781 6889

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OFFERING SUMMARY

Sale Price:	\$1,200,000
Lease Rate:	\$9.00 SF/yr (NNN)
Building Size:	24,684 SF
Available SF:	10,000 - 24,684 SF
Lot Size:	4 Acres
Year Built:	2000
Zoning:	Community Commercial

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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BUILDING OVERVIEW:

- *24,684 SF Commercial Office Building
- *19,635 SF of Office Space
- *5,049 SF of Garage/Warehouse/Storage
- *4 Acres of Land
- *Tax Assessed Value: \$2.5 million
- *64 Parking Spaces
- *Fenced Yard (372 Linear Feet)
- *2 qty 10ft Overhead Doors
- *15 qty Roof Mounted HVAC Units
- *C-2 Community Commercial Zoning
- *Oversized IT/Communications Room - Communications HUB for Talen Energy's Statewide Energy Operations
- *Fully equipped chemistry lab
- *Security system in place
- *Subject property includes private offices, conference room, restrooms and large scale bullpen/trading floor*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 tenants wanted to occupy the space
- *Office furniture negotiable & could be included in the sale



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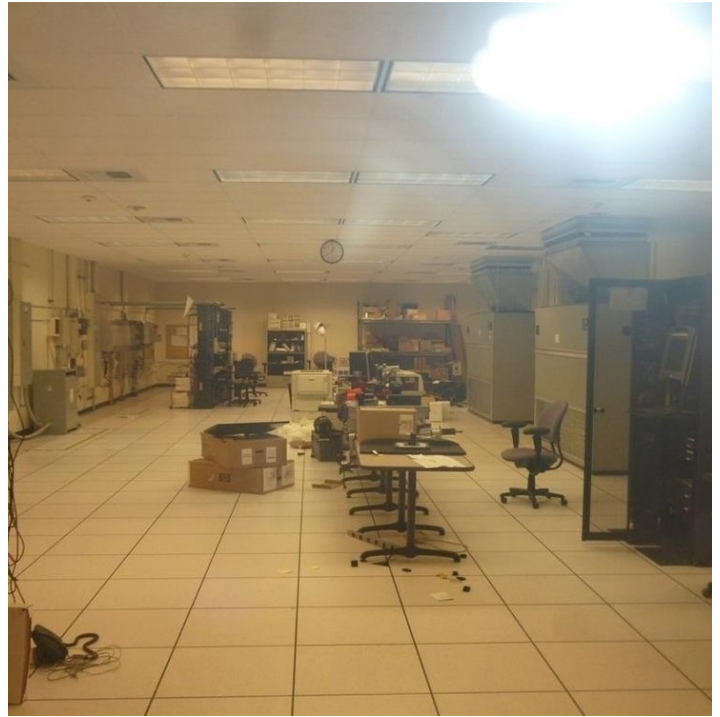


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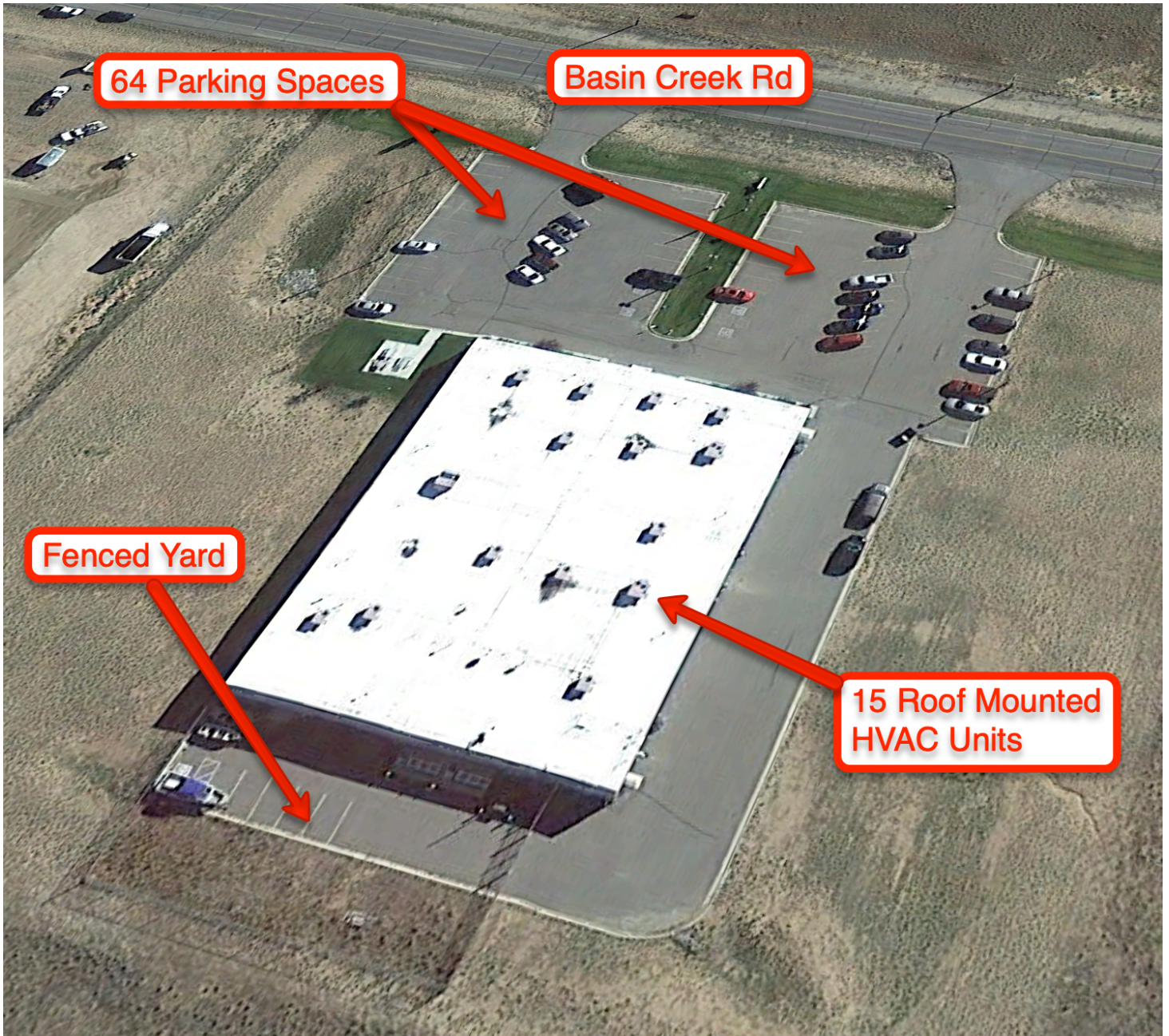


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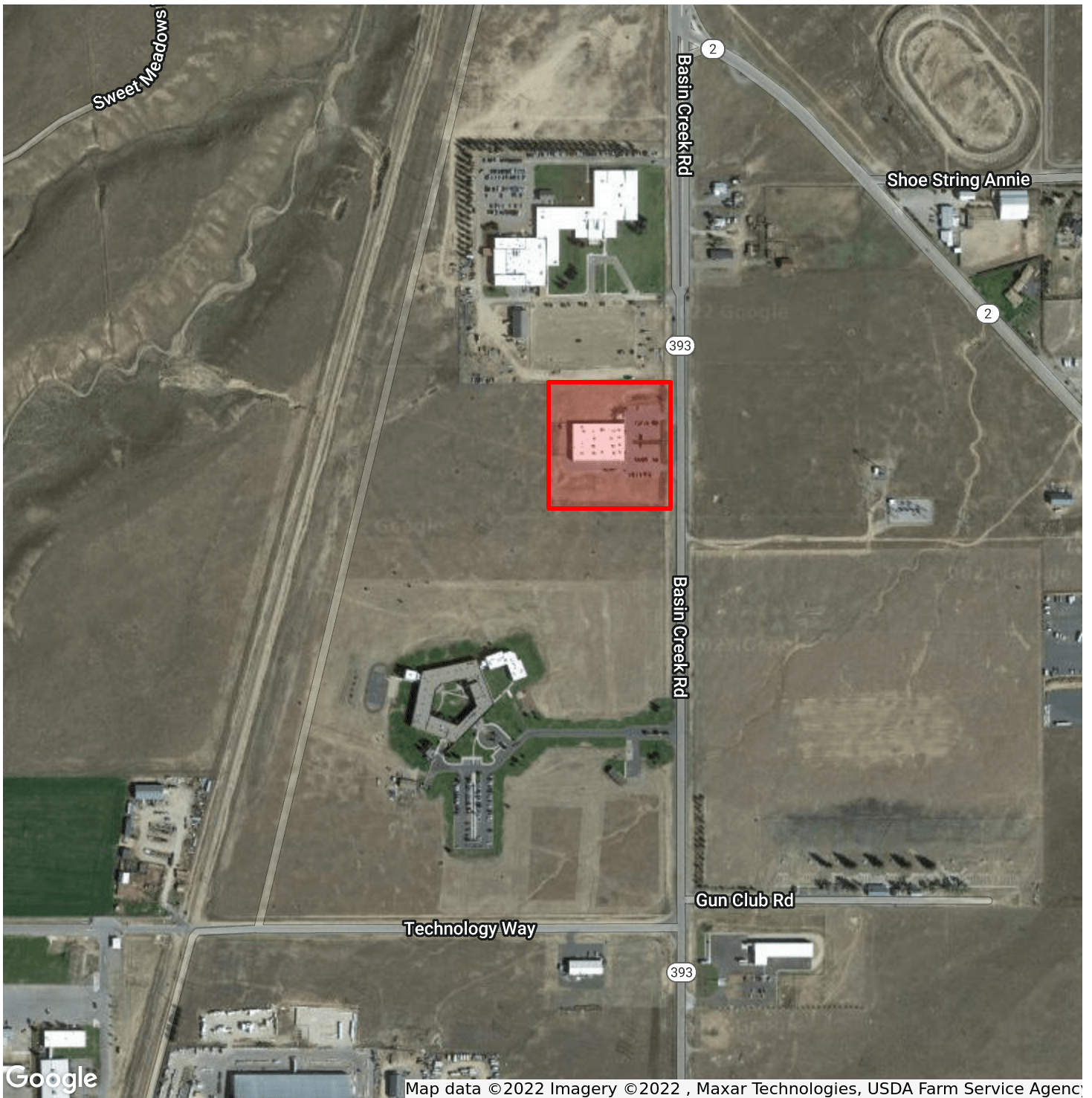


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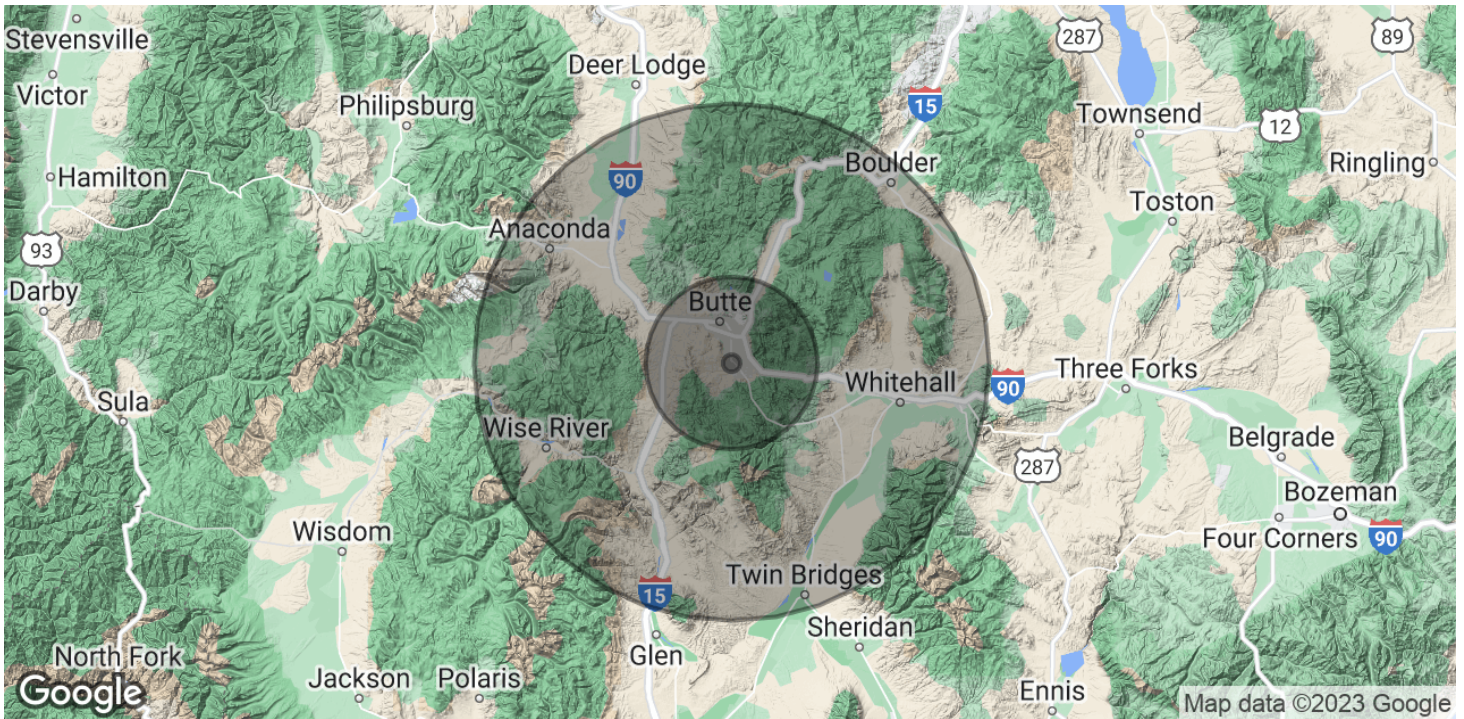


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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	23	7,594	20,147
Average Age	44.2	46.9	44.8
Average Age (Male)	44.1	43.6	43.6
Average Age (Female)	44.5	48.7	45.7

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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