

SALE / LEASE

201 MAIN STREET - ROUNDUP

201 Main Street - Roundup Roundup, MT 59072



SALE PRICE

\$425,000

LEASE RATE

\$17.50 SF/yr

Mike Bruschwein

(406) 697-6176

mike@cbcmontana.com

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PROPERTY DESCRIPTION

Lease Rate: Competitive and negotiable based on terms. Contact Information: For more details or to schedule a viewing, please contact Mike Bruschwein at 406.697.6176 or mike@cbcmontana.com.

Don't miss the chance to make your mark in Roundup's storied past while benefiting from its thriving present. Secure your space in this historic building today and become part of its legacy!

LOCATION DESCRIPTION

For Sale/Lease – Iconic Historic Bank Building in the Heart of Downtown

Own a piece of your town's history with this beautifully restored former bank building, located in the center of Roundup, MT. This architectural gem blends timeless character with thoughtful modern upgrades, including a new roof and fully updated major systems—offering peace of mind and long-term value.

The back portion of the building is currently leased, providing rental income right from the start. The front two-thirds have been envisioned as a restaurant space, with tall ceilings, original detailing, and great street presence—ideal for a high-traffic concept. Both spaces are in the process of being built out and will be finished by the end of 2025.

In addition to the building, a beer, wine, and gaming license is

PROPERTY HIGHLIGHTS

- **Versatile Space:** With approximately 3,500 square feet of adaptable space on the main floor and 2,200 sf of basement, it is ideal for a range of uses such as retail, office, coffee shop, or bakery. The current shell condition provides flexibility to build out the space to your needs.
- **Prime Location:** Located on Main St, the building benefits from high foot traffic and excellent visibility. It's surrounded by other thriving businesses, local eateries, and community landmarks.
- **Modern Amenities:** Despite its historic charm, the building has recently been upgraded and is equipped with modern amenities including updated HVAC systems and ample electrical outlets.
- **Historical Significance:** This property is a cornerstone of Roundup's history, offering a unique atmosphere that connects the past with the present. It is not only a space but a part of the local heritage.

OFFERING SUMMARY

| | |
|---------------|--------------------|
| Sale Price: | \$425,000 |
| Lease Rate: | \$17.50 SF/yr (MG) |
| Available SF: | 3,500 SF |

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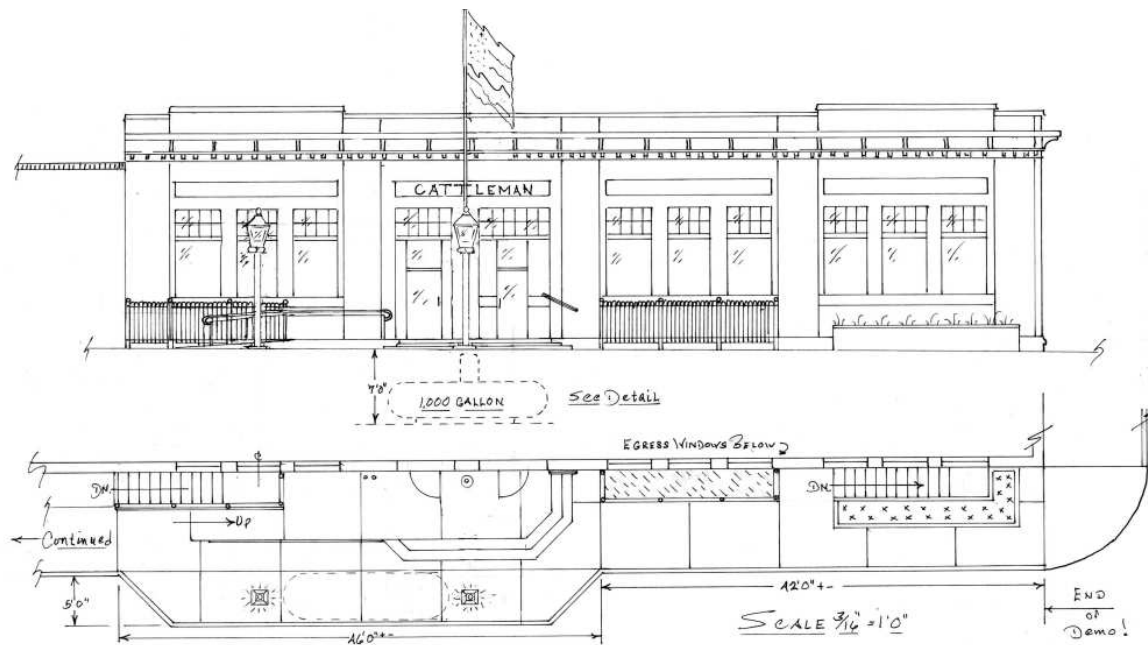
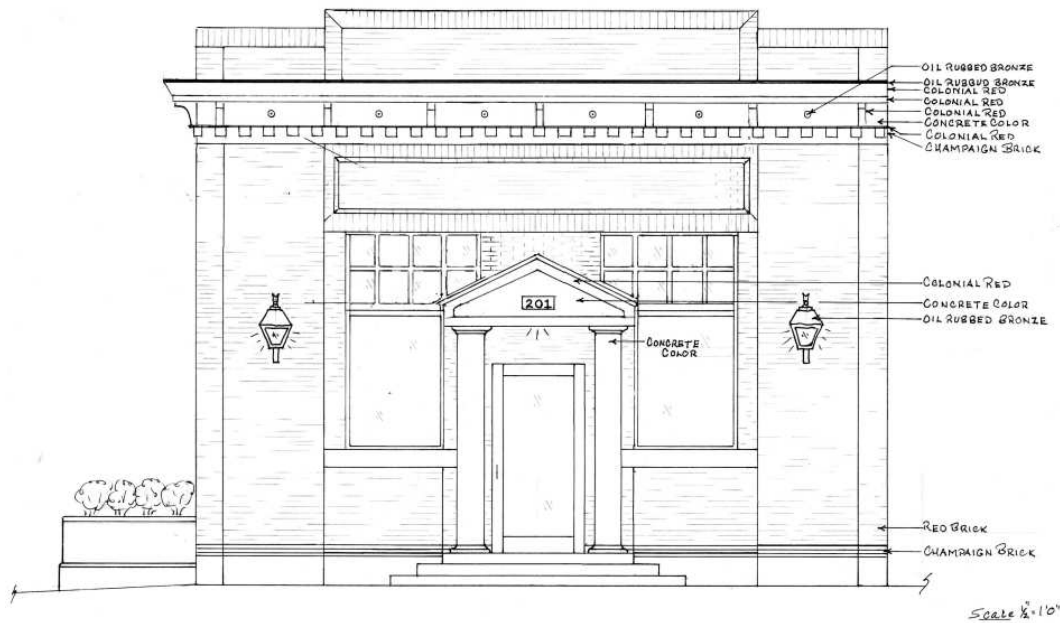


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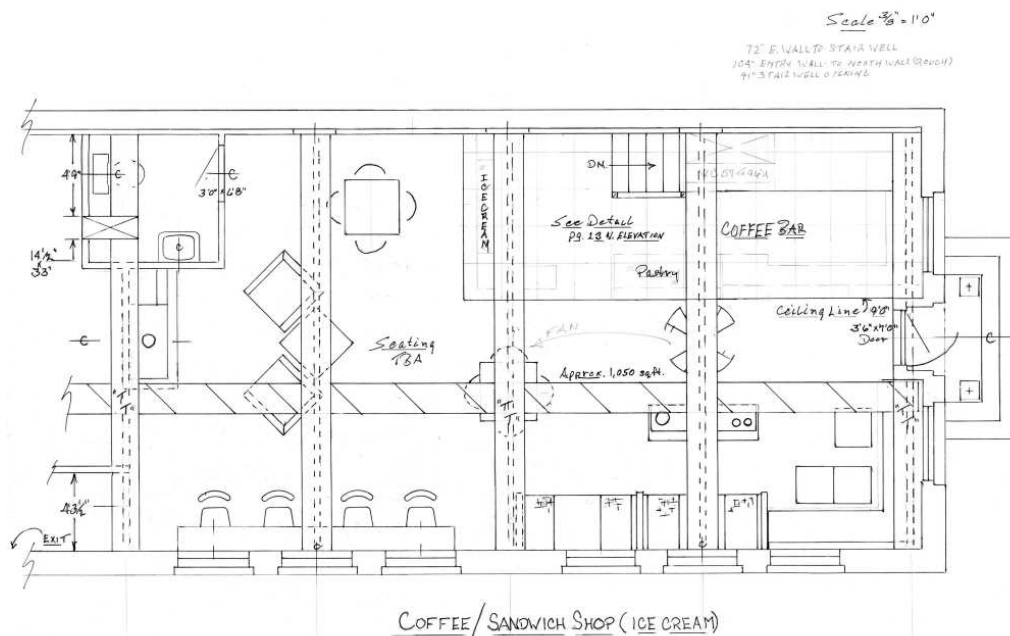
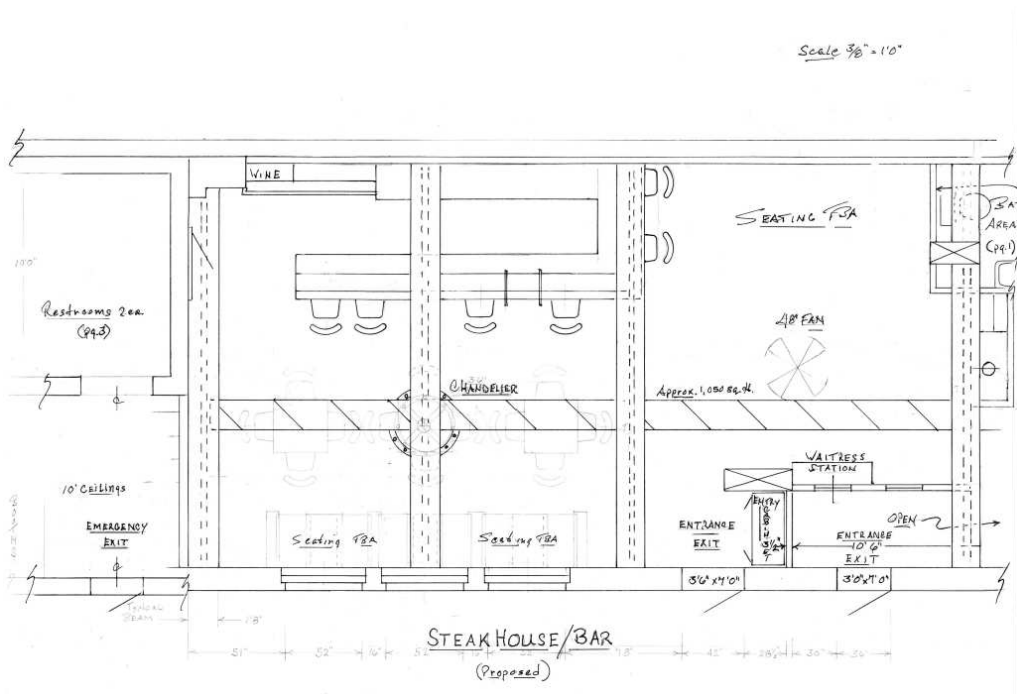


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MIKE BRUSCHWEIN

Comm Sales Associate

mike@cbcmontana.com

Direct: (406) 697-6176 | Cell: (406) 697-6176

PROFESSIONAL BACKGROUND

Mike was born and raised in Billings, Montana and grew up in a large family with 3 brothers and 3 sisters. He attended Billings Central Catholic HS and later received a degree in Biology from the University of Portland. After college he moved to Bozeman and ran analytics in a research lab at Montana State University. He married his wife Madison in 2018 and they decided to move home to Billings. Mike accepted a job at Computers Unlimited where he excelled at customer service and enjoyed assisting and interacting with the company's industrial and medical customers. Mike has always been passionate about the growth of the Billings community and was a long-time member of the Big Brothers Big Sisters of America. In 2018 he received the "Big of the Year" award for his impact as a mentor. He attends church regularly with his family and participates frequently with the young adults group there. Mike loves reading, hiking, skiing, and golfing. His three young children keep him busy when he's not working, and he loves spending time outdoors with his family in all the beautiful seasons that Montana has to offer.

In 2020, Mike ventured into real estate investment, growing his portfolio from one to twelve doors in the first year. Mike specializes in helping clients buy and sell investment grade properties. He has a passion for diving into the intricate details and numbers of each transaction to guarantee his clients achieve exceptional returns. In addition to his expertise in investment properties, Mike specializes in retail and land development. He works with a diverse range of clients, from local businesses to regional and national companies relocating to Montana. Some notable clients that have trusted Mike with their real estate needs include McDonald's, Tractor Supply Co, Dollar General, Borealis Fuels & Logistics, Ziply Fiber, Montana Federal Defenders, and Billings Family Eyecare.

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