

# SALE

## 211 CENTRAL AVENUE NORTH

211 Central Avenue North Harlowton, MT 59085



**SALE PRICE** \$185,000

**BUILDING SIZE** 5,500 SF

**Mike Bruschwein**

(406) 697-6176

mike@cbcmontana.com

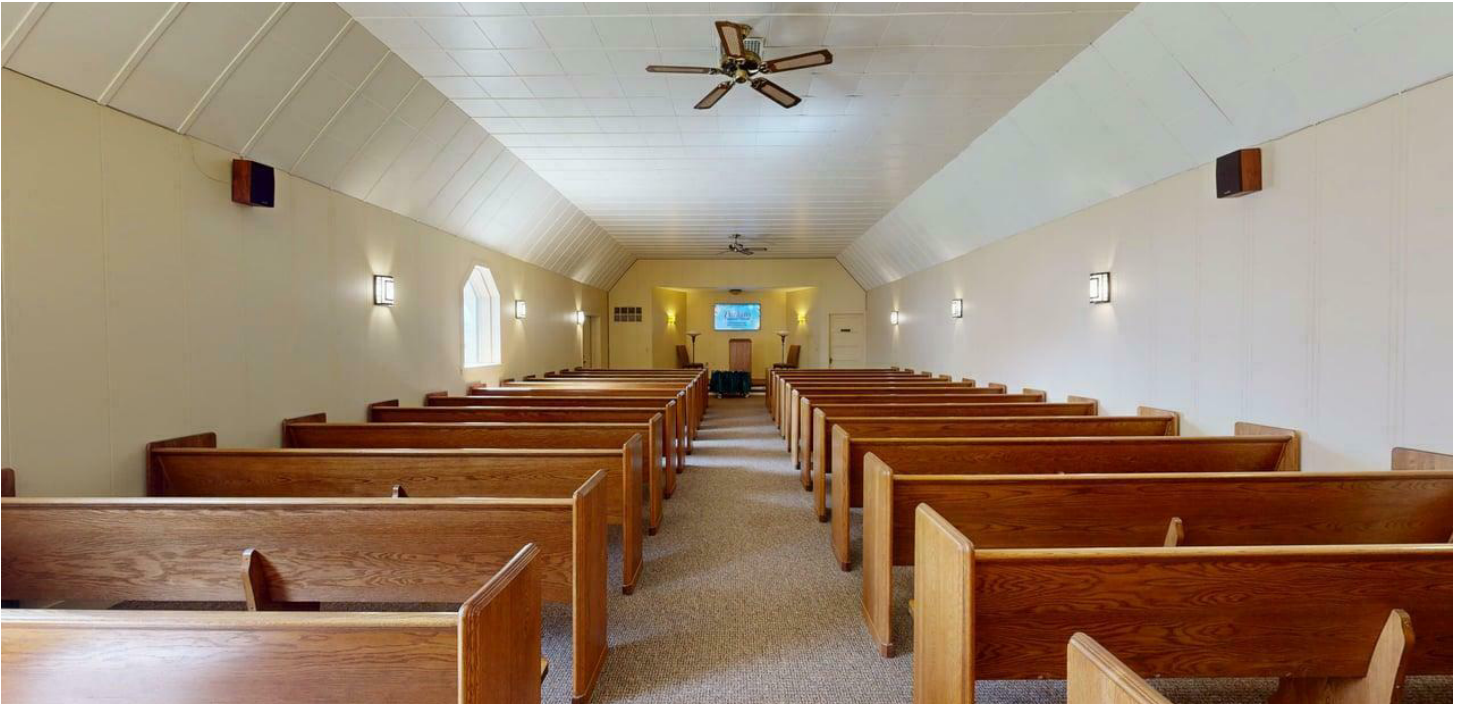
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## PROPERTY DESCRIPTION

For a local business owner, this is a chance to stop paying rent and start building equity in a space you control. For an investor, it's a stable Main Street asset in a service-driven community with limited competing inventory and steady local demand. Either way, 211 Central Avenue puts you at the center of Harlowton's commercial core.

## HARLOWTON COMMERCIAL BUILDING FOR SALE

Own your space in the heart of Harlowton. 211 Central Avenue N is a well-located commercial property in the middle of the town's primary business corridor — an opportunity for a local business owner or investor to plant roots in the heart of the community.

## OFFERING SUMMARY

Sale Price:	\$185,000
Building Size:	5,500 SF

## PROPERTY HIGHLIGHTS

- Prime Main Street Location | Situated on Central Ave N, the heart of Harlowton's local commerce, with consistent foot traffic and strong community visibility
- Storefront Presence | Street-facing frontage with large display windows — ideal for showcasing your business to everyone who passes through town
- Versatile Layout | Flexible interior suited for retail, office, service-based business, or mixed-use
- Street Parking | Convenient access for customers and staff right out front
- Limited Inventory | Downtown Harlowton has limited building opportunities like this
- Space Also For Lease | Owner is willing to lease space while a potential buyer gears up for purchasing the property

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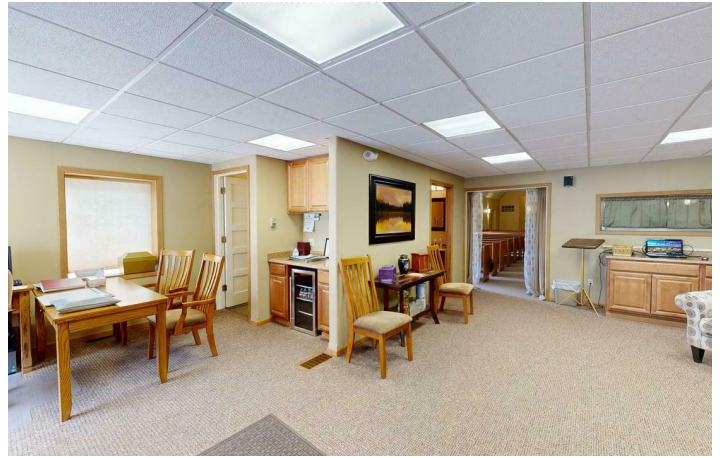
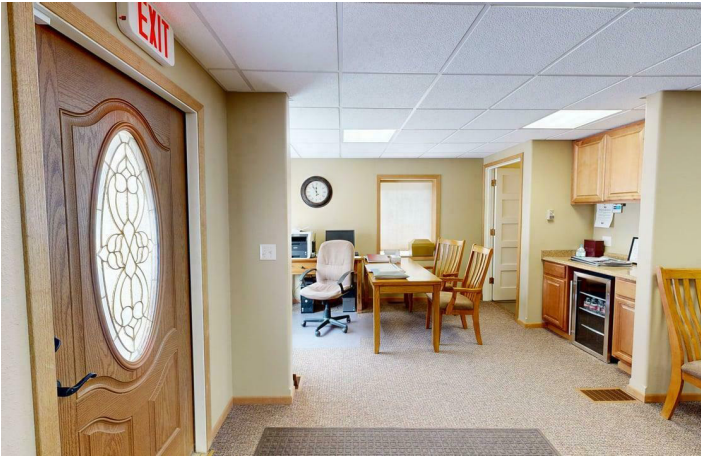


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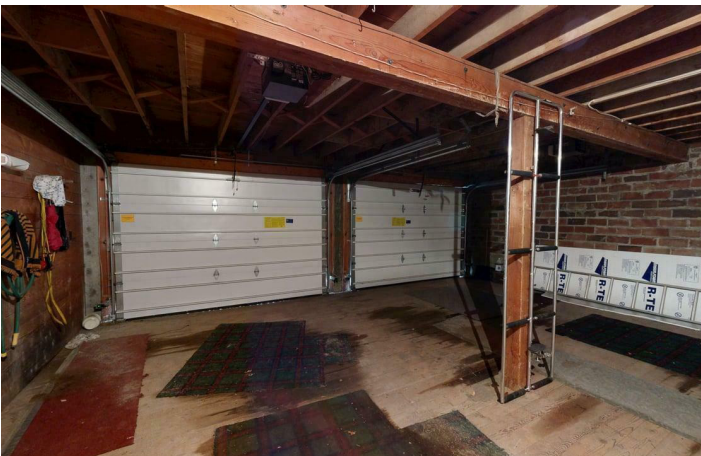
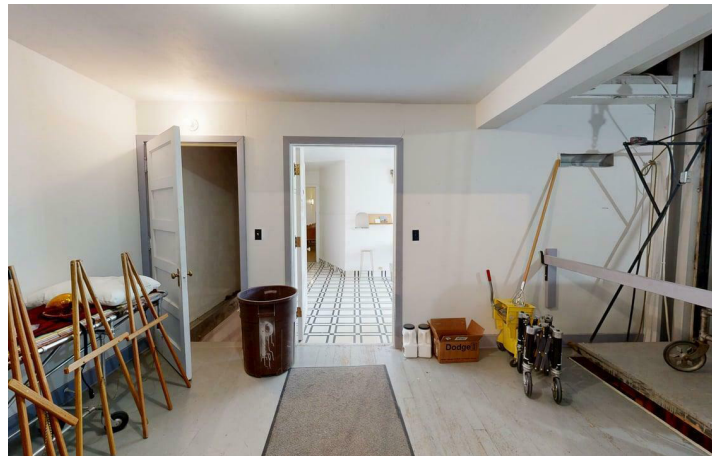
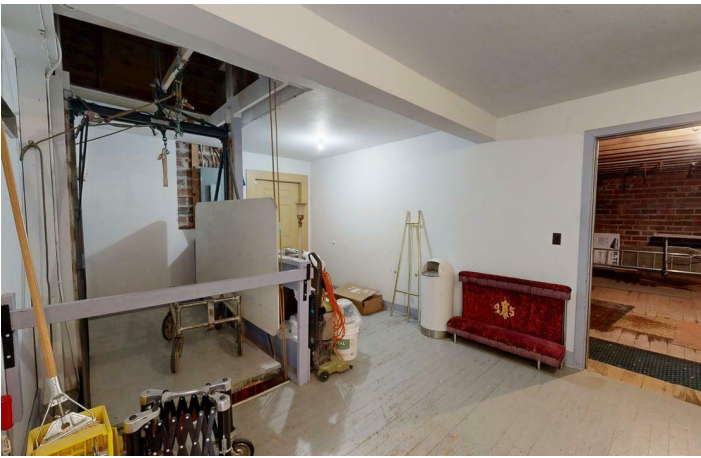
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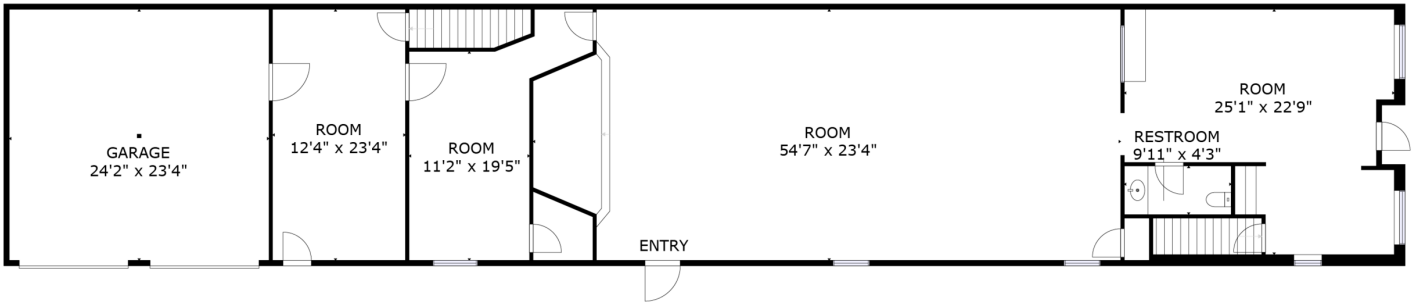


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FLOOR 1

GROSS INTERNAL AREA  
EXCLUDED AREAS: GARAGE: 563 sq.ft  
TOTAL: 2411 sq.ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Google

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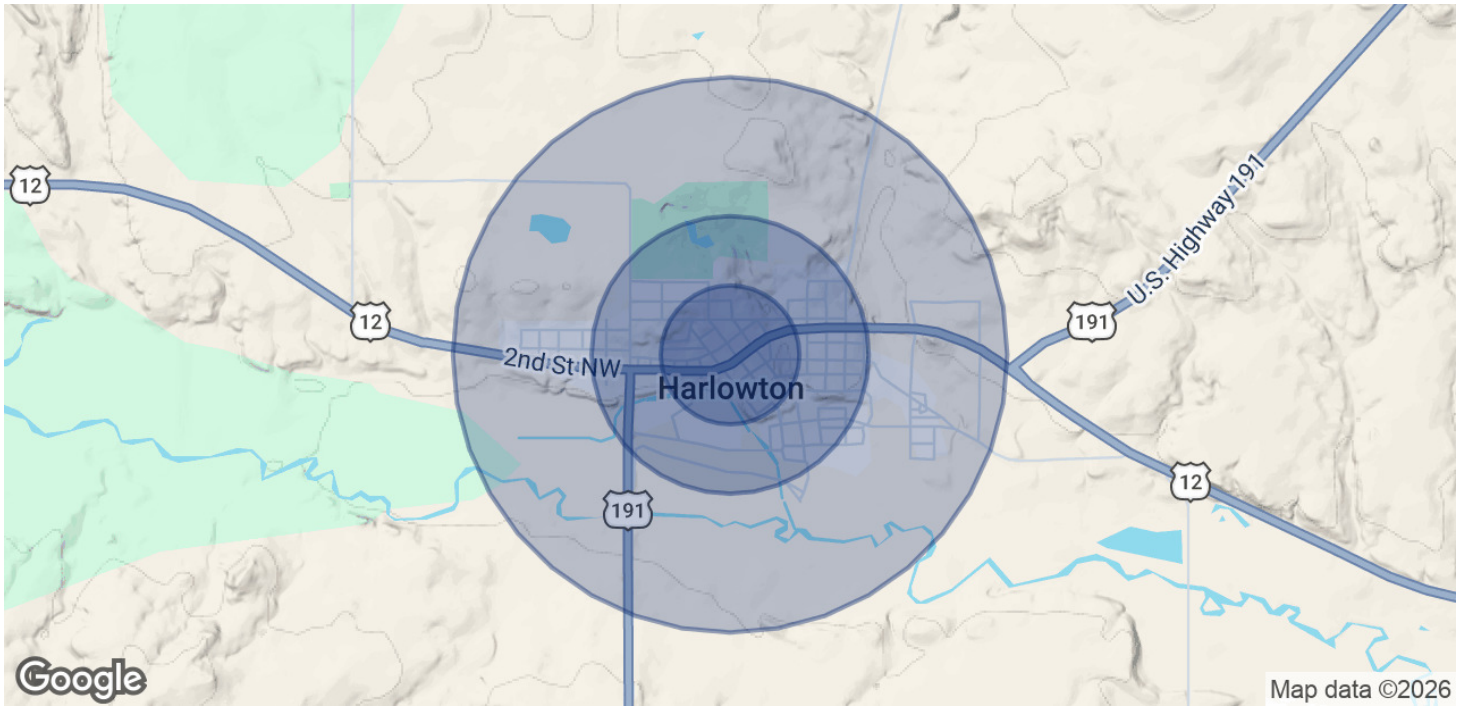
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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	0	1	6
Average Age		86.1	57.4
Average Age (Male)		91.5	61
Average Age (Female)		79.2	52.8

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	0	0	2
# of Persons per HH			3
Average HH Income			\$98,222
Average House Value			\$457,862

2023 American Community Survey (ACS)

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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, Zply Fiber, Montana Federal Defenders, and Billings Family Eyecare.

**CBS**  
3135 Meadow View Dr.  
Billings, MT 59102  
406.656.2001

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