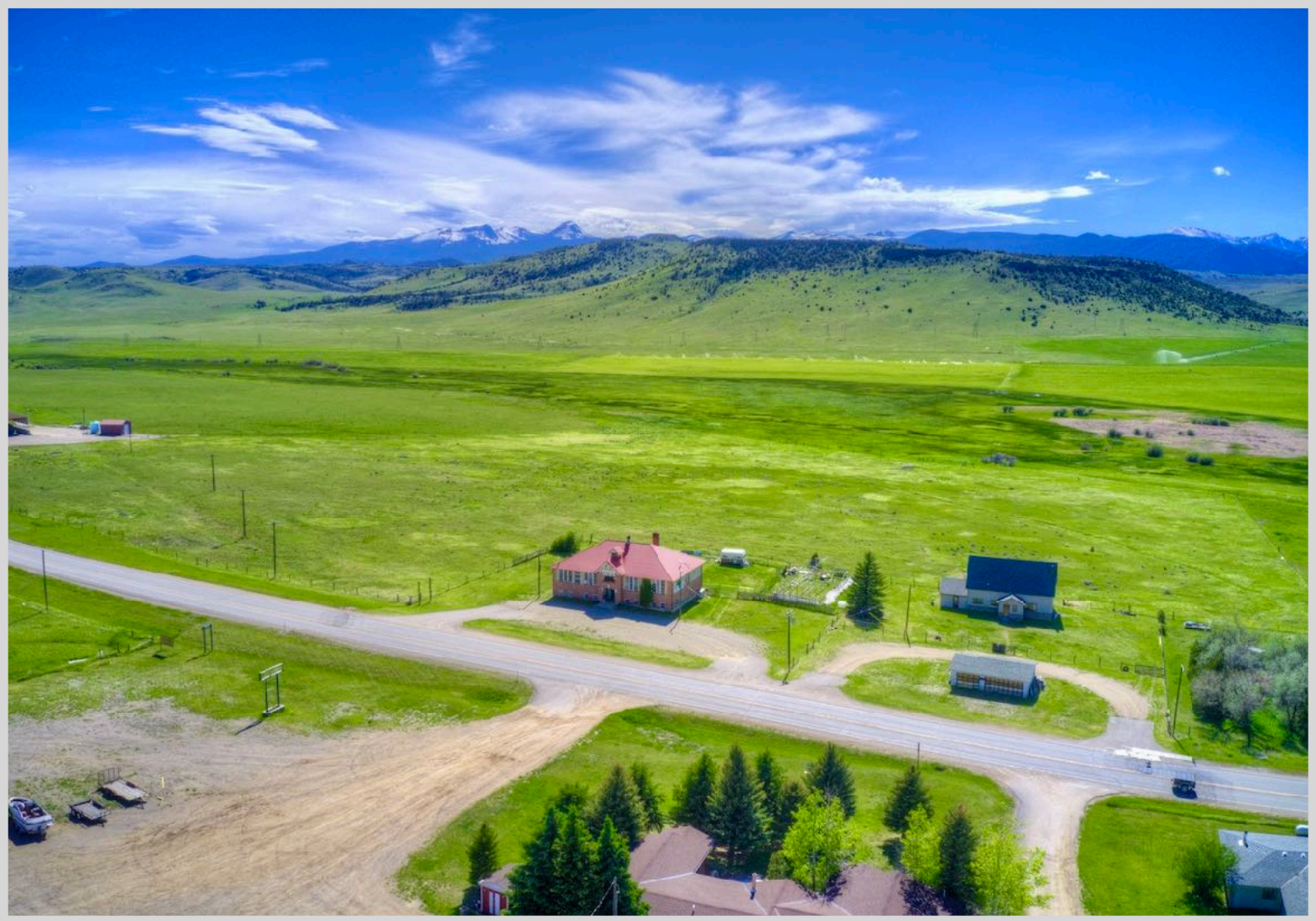


CORDER

AND ASSOCIATES, LLC



Creative Commercial Building

6532 US Highway 287, Norris, MT 59745

Offered at \$494,000



Presented Exclusively by

Lisa Carruthers, REALTOR®

406-622-3224 office

406-595-2483 cell

Lisac@CorderLand.com



Property Information

Lot Size: 1.016 Deeded Acres

Taxes: \$2,200.00 (2023)

Year Built: 1905

Legal: S23, T03 S, R01 W, ACRES 1.016, COMM TR IN NE4NW4

Square Feet: 6,748

HVAC: Propane, baseboard

Water/Sewer: Well; Septic

Executive Summary

The Norris Schoolhouse, built in 1905, offers 6748 square feet of space with immense potential for various business ventures. Located at 6523 US Highway 287 in Norris, MT, its strategic position provides easy year-round access and stunning views, making it ideal for tourism-related ventures. With proximity to Bozeman (30 minutes), Ennis (15 minutes), and other towns like McAllister, Three Forks, Harrison, and Cardwell, the property benefits from significant business visibility and access to outdoor recreation, including hot springs. Whether you envision a boarding house, office spaces for rent, a gym, an event center, or any other enterprise, the Norris Schoolhouse promises to fulfill your entrepreneurial dreams in Madison County. Live and work where you play!

Local Area

Located at the junction of US Highway 287 and MT Highway 84, Norris, Montana offers an ideal retreat following a Yellowstone National Park adventure. Hot Spring Creek, powered by geothermal energy like the park, flows through the town. Historically, miners, cowhands, and travelers gravitated to the warm springs for a soothing bath. Today, Norris Hot Springs provides guests with a relaxing mineral water soak heated to 120 degrees, emerging from the earth into a vintage wooden pool. Witness the sunset over the Tobacco Root Mountains and unwind in the hot springs accompanied by live music. Indulge in local microbrews, select wines, and delicious cuisine at the on-site restaurant. Camp in Norris for a hiking expedition in the nearby Tobacco Root Mountains within the Beaverhead-Deerlodge National Forest. Alternatively, explore the stunning natural landscapes of the Gallatin National Forest to the east. Conclude a day of rafting the challenging Class IV and V rapids in the unspoiled Beartrap Canyon Wilderness Area by unwinding in the Norris Hot Springs. Norris offers a perfect blend of natural wonders during the day and the tranquility of natural hot springs at night.



The information is provided by outside sources and deemed reliable but not guaranteed by the brokerage firm, its agents or representatives. Buyers and their agents are encouraged to conduct due diligence, and verify to their satisfaction, the information contained herein regarding property.

Ennis, Montana was named for William Ennis who settled the area that is now the townsite. Lewis and Clark crossed through the Madison Valley in 1805, but Ennis wasn't shaped until the discovery of gold in 1863 in Alder Gulch. Ennis was incorporated in 1956. The primary source of the economy is cattle with rotating crops of hay and grains. Timber is also harvested from numerous acres of nearby forests. Gold mining is also making a comeback. Downtown Ennis has tackle shops and hunting equipment available for the outdoor enthusiast. The Madison River offers blue-ribbon trout fishing. Outdoor recreation can be found year-round!

Area Attractions

Ennis Lake

Ennis lake stretches for 2.6 miles and was formed by the construction of the Madison Dam. Camp, boat, fish, or white-water raft in the Bear Trap Canyon downstream of the dam. Anglers can fish for Brown and Rainbow Trout in this 4,800-acre lake.



Norris Hot Springs

Named the Water of the Gods, Norris Hot Springs is a unique oasis situated among hillsides offering views of wildlife from the pool. Naturally heated from the bubbling springs below the earth's surface, the pool's clean hot mineral waters are 120 degrees. Soak here to treat your body to the healing powers of the hot mineral waters and enjoy the atmosphere with live music, food, and a campground.

Lewis and Clark Caverns State Park

This unique and fascinating park was Montana's first state park and features one of the largest known limestone caverns in the Northwest. The spectacular caves are **lined with stalactites, stalagmites, columns, and helictites.**



Red Rock Mine & Garnet Gallery

Experience the same thrill of prospecting and screen for garnets, corundum, and rubies! Use your gems for jewelry.

The Ringing Rocks

The famous Ringing Rocks offer an unforgettable memory best described as a jumbled pile of boulders that when tapped with a hammer or wrench ring melodically. Although there is currently not a scientific explanation available, it is thought the chiming is caused by the combination of rock and the way the patterns have formed as the rocks have eroded. Mysteriously, if you remove a rock from the pile, it no longer rings!

Yellowstone National Park

Yellowstone National Park is 125 miles for an easy day trip where you can catch a glimpse of the rarely seen grizzly and wolf at the Grizzly and Wolf Discovery Center. Visit geysers and the historic Old Faithful for sights that you will never forget. Get a taste of the wild, see where the wildlife roams, and enjoy all the amenities of a national park!

Blue-Ribbon Fishing

Madison River

Considered to be one of the prettiest and most popular rivers in Montana, the Madison River provides scenic floats, gorgeous canyons, and breathtaking views. Even if the fish are not biting, the land surrounding the river makes any day worth it. The Madison begins in Yellowstone National Park and flows for more than 140 miles before reaching the Missouri River near Three Forks, Montana. The mighty Madison River ranks as one of the top rivers for trout fishing and contains high numbers of quality-sized brown and rainbow trout. Whether you are a dry fly, nymph, or streamer fisherman, there is enough for all to enjoy success on these waters.



Big Game Trophy Hunting in the Beaverhead-Deerlodge National Forest

The Beaverhead-Deerlodge National Forest claims the title as the largest of all the national forests in Montana. It spans over 3.32 million acres and lies in eight of Montana's counties. The forest provides timber, minerals, and grazing land as well as a habitat for wildlife. The area displays fantastic mountain ranges climbing toward the sky. These ranges include the Anaconda, Bitterroot, Beaverhead, Flint Creek, Gravelly, Highland, Madison, Tobacco Root, and Sapphire Mountains. The snowpack of the mountains forms the Big Hole, Beaverhead, and Ruby rivers. These three rivers then join and flow as one in the Jefferson River. Bird watchers can find more than 260 species in the various habitats. The region provides a winter range for bighorn sheep and mountain goats and is home to grizzly and black bears, mule deer, mountain lions, elk, and moose.



Skiing and Winter Sports

Bridger Bowl Ski & Snowboard Resort

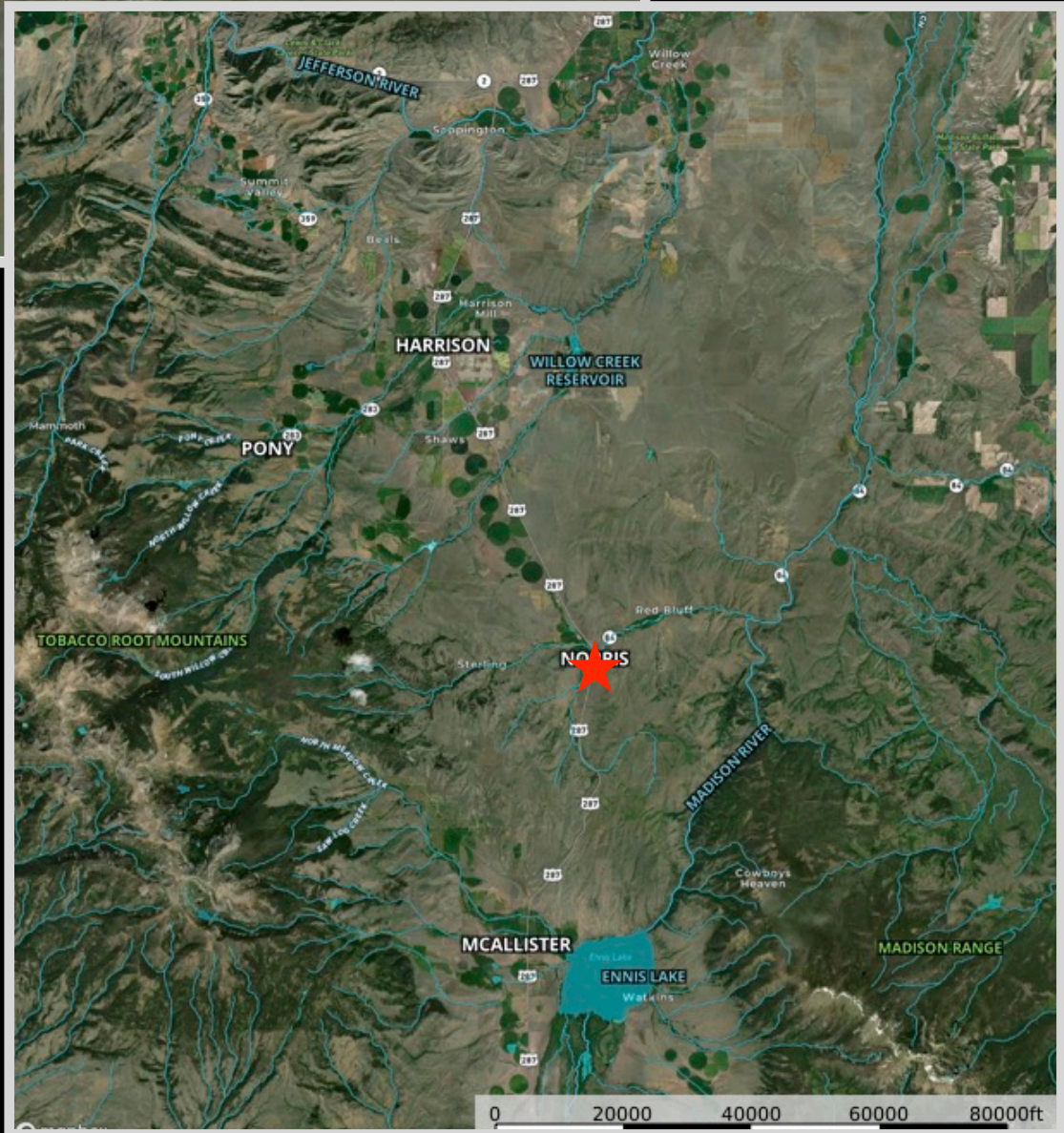
The resort boasts four large bowls within its boundaries that offer a variety of landscape and terrain for any individual's ability.

Big Sky Resort

Stay at the resort and take part in all the splendid activities it has to offer. Go mountain biking on numerous trails and see the gorgeous scenery firsthand. Golf on the prestigious course and then relax at the spa. In the winter months enjoy skiing, snowshoe tours, and sleigh rides. In the warm months hike, zipline, and get out in the amazing Montana sunshine.



Property Maps



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