

LIVE-WORK INDUSTRIAL INVESTMENT ON 10.87± AC IN SOUTHWEST MONTANA

TURNKEY BUSINESS | INCOME-PRODUCING DUPLEX | EXPANSION POTENTIAL

2900 PIONEER MOUNTAINS SCENIC BY-WAY POLARIS, MT 59746

FOR SALE



SALE PRICE \$1,470,000

PROPERTY HIGHLIGHTS

- Industrial Investment Opportunity on 10.87 ± Acres in Southwest Montana's Pioneer Mountains
- Motivated Seller – Exceptional Live-Work & Income-Generating Opportunity
- No Zoning or Covenants allowing flexible commercial, residential, or mixed-use use
- Includes Multifamily Duplex (8.13 ± AC, Built 2008): 2,816 ± SF total with 2BR/2BA main level, walk-out basement with separate living quarters, kitchen, additional rooms, and private entrance (rental potential)
- Heated 2-car garage plus greenhouse for added functionality and storage
- APN: 0000100093
- Includes Turnkey Meat Processing Facility (2.74 ± AC, Built 1998): 1,768 ± SF across two connected structures
- Established, registered, and trademarked business (Top of the Hill Meats & Custom Sausages) with existing clientele and brand recognition
- Equipped facility with potential for expanded transport and delivery services
- Utilities in place: fiber optic broadband, landline, propane, and electric
- Owner Financing Available with significant down payment
- APN: 0000044118
- Additional Acquisition Opportunity: 4.55 ± AC vacant lot with commercial frontage also available
- Overlooking Grasshopper Creek with panoramic views of the Pioneer Mountains and Beaverhead-Deerlodge National Forest
- Excellent year-round access via Pioneer Mountains Scenic Byway with strong visibility
- Located approximately 30 miles to Dillon and 40 miles to Wise River
- Minutes to Maverick Mountain Ski Area, Elkhorn Hot Springs, and blue-ribbon fisheries
- Shared access road within Top of the Hill Minor Subdivision (easements to be granted at closing)
- Survey in process of being recorded; legal descriptions and tax amounts subject to change
- Buyer to verify all information

Paul Lencioni

Broker

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LIVE-WORK · TURNKEY BUSINESS · INCOME POTENTIAL · NO ZONING

PROPERTY OVERVIEW

This offering presents a rare opportunity to acquire a fully integrated live-work investment across 10.87± acres in Southwest Montana's Pioneer Mountains. The property combines a turnkey meat processing business, an income-producing multifamily duplex, and additional expansion potential, creating a unique asset suited for owner-operators, investors, or those seeking a flexible rural lifestyle investment.

The site includes a ±1,768 SF meat processing facility with an established brand and existing clientele, alongside a ±2,816 SF duplex designed for rental income, owner occupancy, or workforce housing. With no zoning or covenants in place, the property supports a wide range of commercial, residential, or mixed-use applications.

Positioned along the Pioneer Mountains Scenic Byway and overlooking Grasshopper Creek, the property benefits from year-round access, strong visibility, and proximity to Montana's premier recreational destinations. Additional upside exists through adjacent land available for acquisition, offering further development or expansion opportunities.

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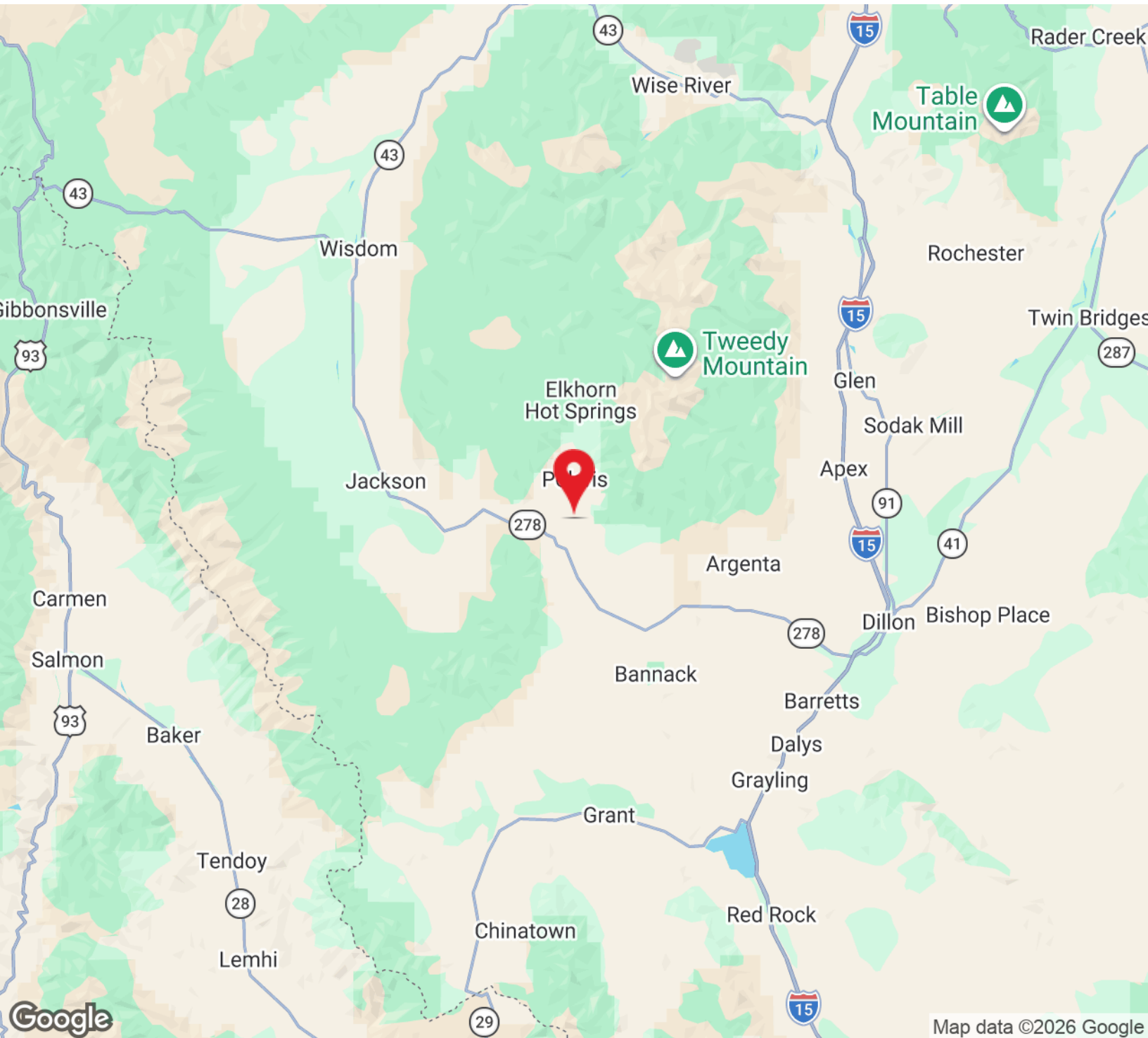


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Approximate Property Outline

Tract B-A: 8.13 Acres | Multifamily Duplex

Tract C-A-1: 2.74 Acres | Meat Processing Plant

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/GEO

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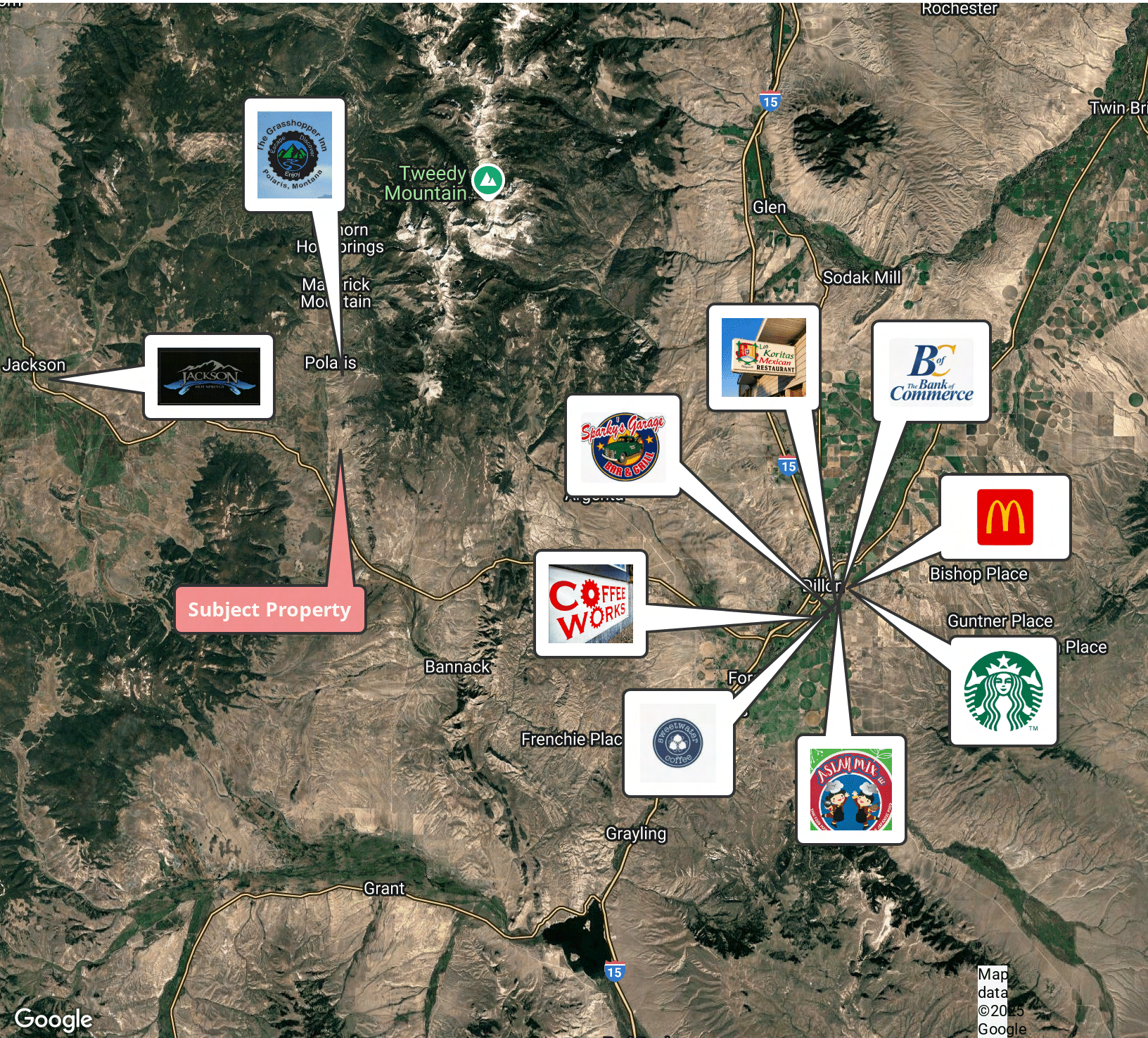


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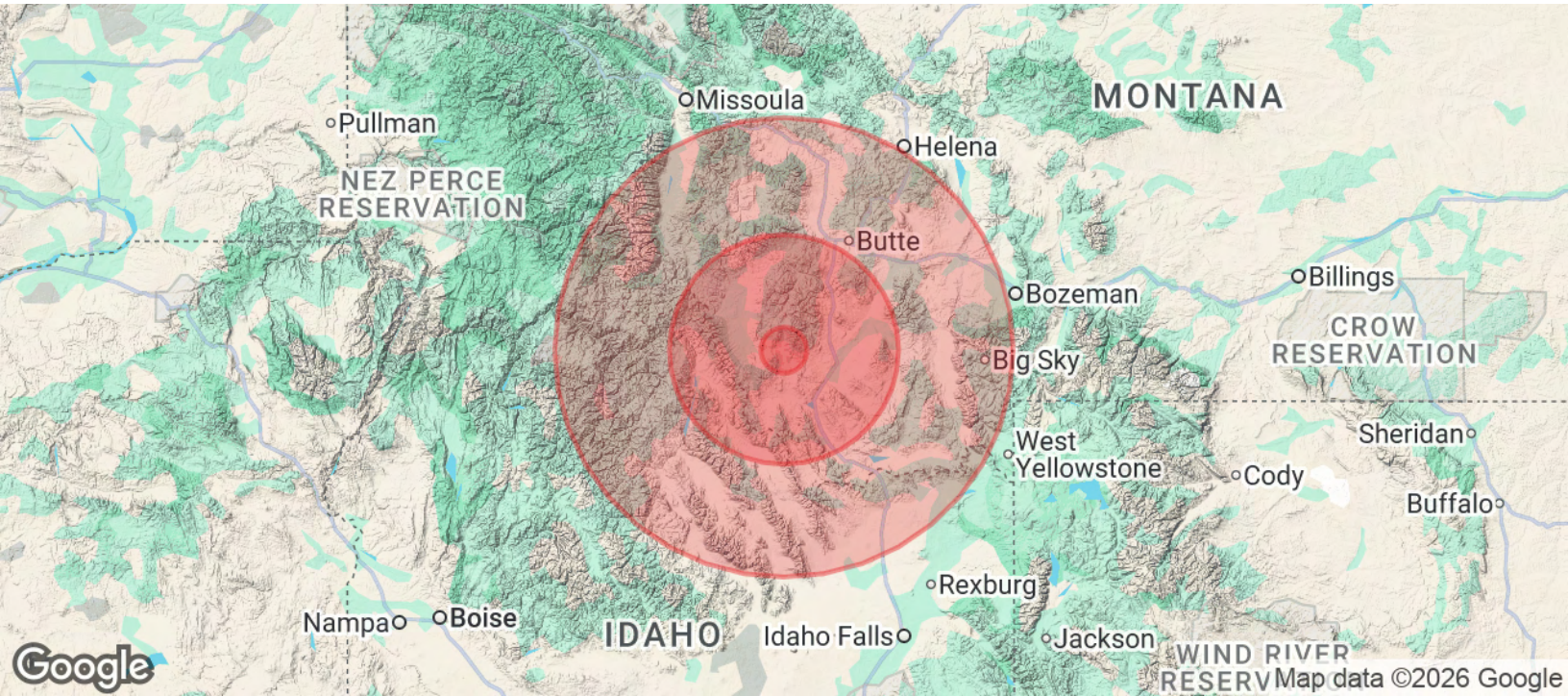


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POPULATION	100 MILES	50 MILES	10 MILES
Total Population	161,477	21,111	196
Average Age	46	46	47
Average Age (Male)	45	46	48
Average Age (Female)	46	46	47
HOUSEHOLDS & INCOME	100 MILES	50 MILES	10 MILES
Total Households	69,471	9,457	84
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$88,165	\$81,472	\$78,532
Average House Value	\$444,074	\$389,078	\$433,636

2020 American Community Survey (ACS)

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