

HISTORIC MULTI-PURPOSE INVESTMENT OPPORTUNITY

PRIME LOCATION IN DILLON CBD

4 S IDAHO ST DILLON, MT 59725

FOR SALE



SALE PRICE \$729,000

PROPERTY HIGHLIGHTS

- FOR SALE
- Historic, Multi-Purpose Owner/User or Redevelopment Commercial Opportunity in Dillon's Central Business District
- 12,799 +/- SF Building on 0.132 +/- AC
- Great Views with Lots of Windows & Natural Light
- Excellent Visibility and Central Location in the Dillon CBD with Frontage on Idaho and Bannack Streets - Two Doors from the Patagonia Outlet Store and Close to Jaycee & Vigilante Parks
- Currently Configured for Office & Retail, Yet Flexible to Possibly Accommodate Live/Work, Hospitality/Restaurant or Adaptive Reuse
- Internet Access, Open Areas, Private Spaces & Plenty of Storage Space
- Previously Used as a Law Office, Professional Office, Retail Space, Medical Office, and More
- Built at the Turn of the Century (Approximately 1902) and Fully Renovated in 1994, Including Electrical, Plumbing, and A/C
- Retains Many Original Architectural Details & May Qualify for Historic Classification
- Upstairs Corner Office Features Last Remaining Turret Window in Dillon
- Current Layout Offers Two Retail Spaces with Large Windows Facing Idaho Street on Lower Floor with One Shared Bathroom
- Second Floor Features (10) Individual Office Spaces with Front & Rear Access Staircases - Perfect for One Business or Multiple Users | Also Includes Large Shared Kitchen with Conference Area and (2) Bathrooms
- Basement Has Plenty of Space for Storage and One Full Apartment Space with Designated Bathroom
- (4) On-site Parking Spaces in Rear of Building Plus Street Parking on Idaho and Bannack Streets
- Potential to Add Exterior Elevator at Rear of Building
- Zoned: C | Commercial
- Parcel ID: 18-0326-19-2-48-07-0000

Paul Lencioni

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AERIAL



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FRONT STREET EXTERIOR



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EXTERIOR FROM BANNOCK STREET AND REAR VIEW



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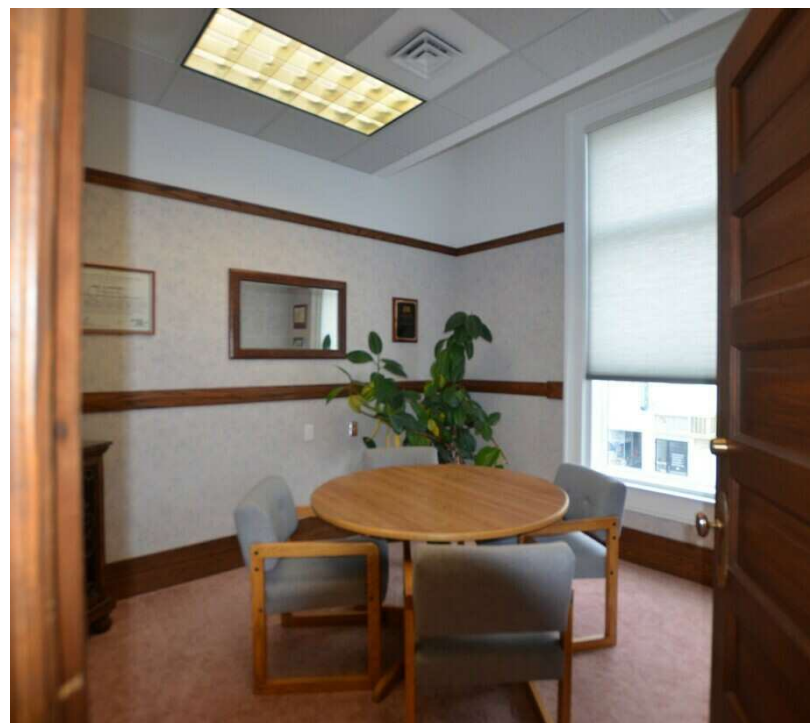
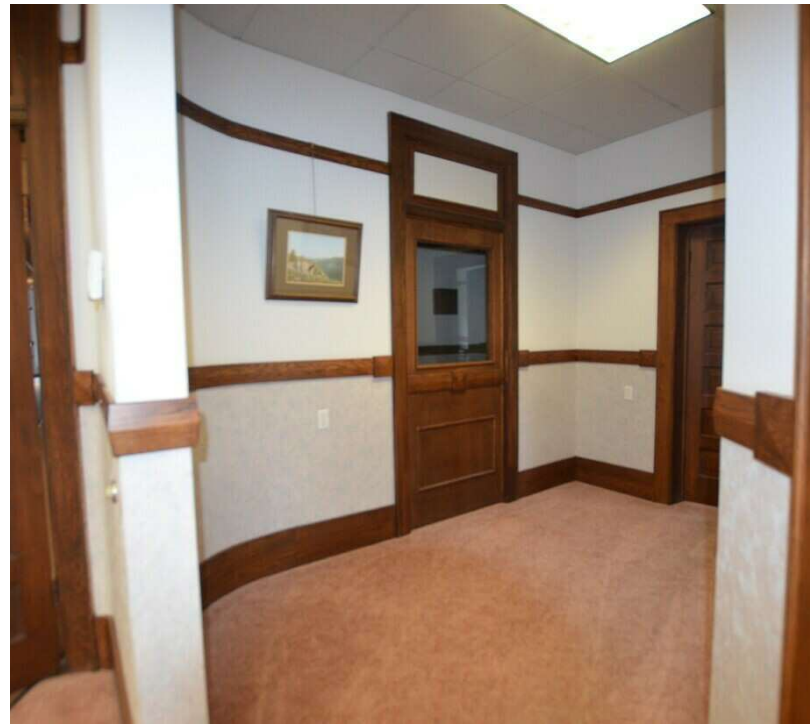
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ADDITIONAL PHOTOS



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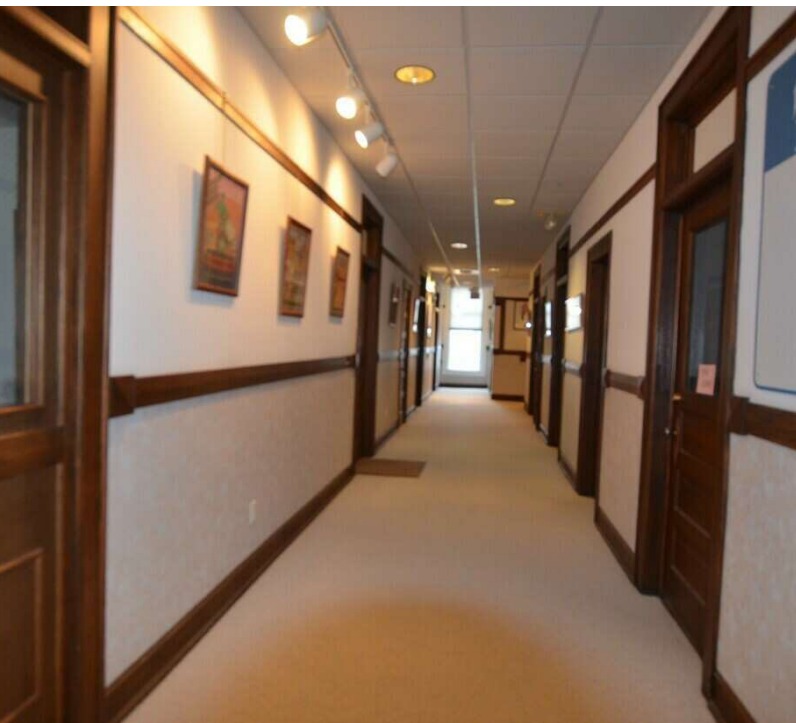
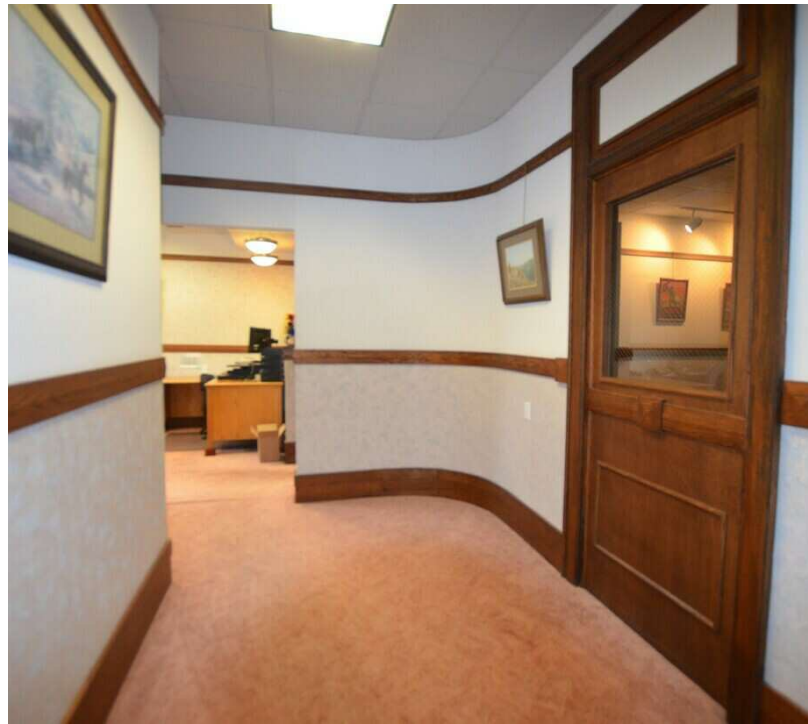
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