

Cross Property All Fields Detail

Listing

CONFIDENTIAL DOCUMENT - BIG SKY COUNTRY MLS MEMBER USE ONLY ALL FIELDS DETAIL REPORT

MLS#: 397777
Status: **Active**
Asking Price: \$690,000 (\$88.89/SF)
Original Price: \$690,000 (\$88.89/SF)
Class: Commercial Sale
Type: Commercial Building
Lot Size: 9,060 - SqFt
Bldg Sq Ft: 7,762
Year Built: 2002
Address: 2125 Harrison Avenue
City: Butte
County: Silver Bow
Area: 10BW - Butte - W of Harrison to 4 Mi V
Subd/Complex: Other
Legal: GOLDEN PLACER, S19, T03 N, R07 W, BLOCK 1, LOT 11 - 13
Directions: From I-90, exit 127 north on Harrison Ave
State: MT
Zip: 59701



GENERAL LISTING INFORMATION

Input Date: 10/30/2024 12:18 PM
Listing Date: 10/30/2024
Agent 1: [Airika Lakkala Ph:406-498-6465](tel:4064986465)
Office 1: [Berkshire Hathaway - Butte Ph:406-299-3980](tel:4062993980)
Agent 2:
Office 2:
Agent 3:
Office 3:
Update Date: 10/30/2024
Expiration Date: 10/01/2025
Administrative Fee:
Listing Type: Exclusive Right to Sell
REO/Short Sale/Foreclosure: Neither

PROPERTY DETAILS

Builder/Architect:
3 Phase Electric Svc:
Exceptions:
Parcel Tax ID#: [0000625500](https://www.btreasure.com/property/0000625500)
Additional Parcel Tax IDs:
Possible Uses: Medical, Office, Restaurant, Retail
Showing Instructions: Contact Listing Agent for Showing Instructions.
Zoning: C2 - Community Commercial
Zoning District: C-2
Planning Jurisdiction: County
Flood Plain:
Covenant/Deed Rstrn YN: No

MISCELLANEOUS

Days On Market: 183
CDOM: 740
Lockbox Type: Key at Office
Owner Name: KD & LA LLC
Occupant:
Automated Valuation: No
Realtor.com: Yes
IDX Include: Yes
IDX Include Address: Yes
ListHub: Yes
VOW Comment: Yes

FEATURES

For Sale: Building, Land
Tenants Pay:
Heating: Forced Air
Parking: 1-10 Spaces / Paved
Utility Services: City Sewer, City Water
Cooling: AC-Central

ASSOCIATION DETAILS

Association 1 YN: No
Association 1 Pay Per:
Association 1 Contact:
Association 2 YN:
Association 2 Pay Per:
Association 2 Contact:
Association 1 Amt:
Association 1 Includes:
Association 1 Contact Ph:
Association 2 Amt:
Association 2 Includes:
Association 2 Contact Ph:

AGENT INFORMATION

Agent Only Remarks

All provided information is deemed reliable but, buyer and buyer's agent to perform all due diligence.

PUBLIC INFORMATION

Public Remarks

Position your business at the center of Butte's thriving commercial scene with this exceptional 7,762 sq. ft. building, featuring 84 feet of high-visibility frontage on Harrison Avenue. With an expansive open floor plan, a prominent storefront, high ceilings, and a full basement, this property offers flexibility for a variety of business uses. The main floor includes two large coolers, and a staircase leads to a spacious second-floor loft. Plumbing on all three levels enhances the adaptability of this space, making it ideal fit for diverse business models, from retail to office configurations. Nestled near established national brand chains and future developments, this property stands to benefit from the rising traffic and commercial activity within Butte's expanding business district. According to a 2024 study completed by the Montana Department of Transportation, the average daily traffic (ADT) count volume in this area is approximately 18,418 vehicles. This significant traffic volume highlights the property's excellent visibility and accessibility, making it a prime location for commercial endeavors. Butte is fast becoming a commercial center, drawing substantial business investments. This property allows you to secure a prime location in a rapidly growing market.

FINANCIALS

Tax Year: 2023
Apx Tax Amt: \$7,885
SID/RID:
Financial Cmnts:

Terms Acceptable: 3rd Party Financing, Cash
Preferred Title Company:
Possession: Closing, Funding, Recording of Deed

Prepared By: Airika Lakkala

Date Printed: 05/01/2025

Property History

2125 Harrison Avenue, Butte, MT 59701

MLS# [397777](#)



Prop. Type: COMMIND/Commercial Buil CDOM: **740** List Office: [Berkshire Hathaway - Butte](#)

DOM	Price	Change Type	Effective	Chg Info	Chg Timestamp
	\$690,000	New Listing	10/30/24	->A	10/30/24 12:18 PM

MLS# [384827](#)



Prop. Type: COMMIND/Commercial Buil CDOM: **557** List Office: [Keller Williams Capital Realty](#)

DOM	Price	Change Type	Effective	Chg Info	Chg Timestamp
317	\$695,000	Expired	08/03/24	A->X	08/04/24 12:10 AM
268	\$695,000	Price Decrease	06/15/24	\$749,000->\$695,000	06/15/24 11:11 AM
193	\$749,000	Back On Market	04/01/24	CBUPOK->A	04/01/24 09:28 AM
194	\$749,000	Contingent, Backups OK	02/12/24	A->CBUPOK	02/13/24 11:49 AM
50	\$749,000	Price Decrease	09/22/23	\$799,000->\$749,000	09/22/23 12:06 PM
	\$799,000	New Listing	08/03/23	->A	08/04/23 11:38 AM

MLS# [379123](#)



Prop. Type: COMMIND/Commercial Buil CDOM: **240** List Office: [Coldwell Banker Markovich RE](#)

DOM	Price	Change Type	Effective	Chg Info	Chg Timestamp
240	\$895,000	Cancelled/Terminated	07/12/23	A->CNLTRM	07/12/23 11:06 AM
0	\$895,000	New Listing	11/14/22	->A	11/14/22 04:21 PM

Information deemed reliable but not guaranteed.

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