

FOR SALE

497 STEVENSVILLE AIRPORT RD

Stevensville, MT 59870



Sale Price

\$4,750,000

OFFERING SUMMARY

Building Area Total:	20,360 SF
# of Buildings:	3
Lot Size / Topo:	17.14 AC / Level
Price / SF:	\$233.30
County / Zoning:	Ravalli / None
Covenants:	Yes -Zugay Subd.
Taxes:	\$9,535.50
Water/Sewer:	Private Well/Septic
Parking:	Partially Paved
Clear Height:	8'10"-17'
Loading:	Ground Level

PROPERTY OVERVIEW

Exceptional opportunity to acquire a highly functional light industrial owner-user property on 17.13 fully-fenced acres directly backing to Stevensville Airport in the Bitterroot Valley with ± 6 acres of excess land for future development. The property consists of three industrial manufacturing & processing warehouses totaling over 20,000 SF with integrated flex manufactured retail/showroom space, fully insulated and heated with substantial three-phase power, along with additional land for storage, expansion, and future development. Originally developed for truss manufacturing and occupied by a successful machining and mill manufacturing operation, the property is purpose-built for efficient operations use while offering flexibility for a wide range of owner-operator businesses. The site features 329-ft of road frontage, an asphalt main drive lined with irrigated maple trees, scenic Bitterroot Mountain views, and a secure, operational layout ideal for equipment-intensive users.

Approx. 5 acres are currently leased at \$2700/month through 8/31/27 to a neighboring business, providing immediate supplemental income. Additional storage containers are on site, with one container wired for power included in the sale and others negotiable. Most equipment is negotiable, creating a turnkey opportunity for qualified buyers. Located just minutes from Highway 93 and the commercial core of Stevensville, the property combines operational functionality with long-term investment and expansion potential. The property consists of three buildings. The main building offers a 8,880 SF warehouse and $\pm 2,000$ SF of offices upstairs plus additional integrated storefront, the other two buildings measure 2,480 SF and 7,000 SF.

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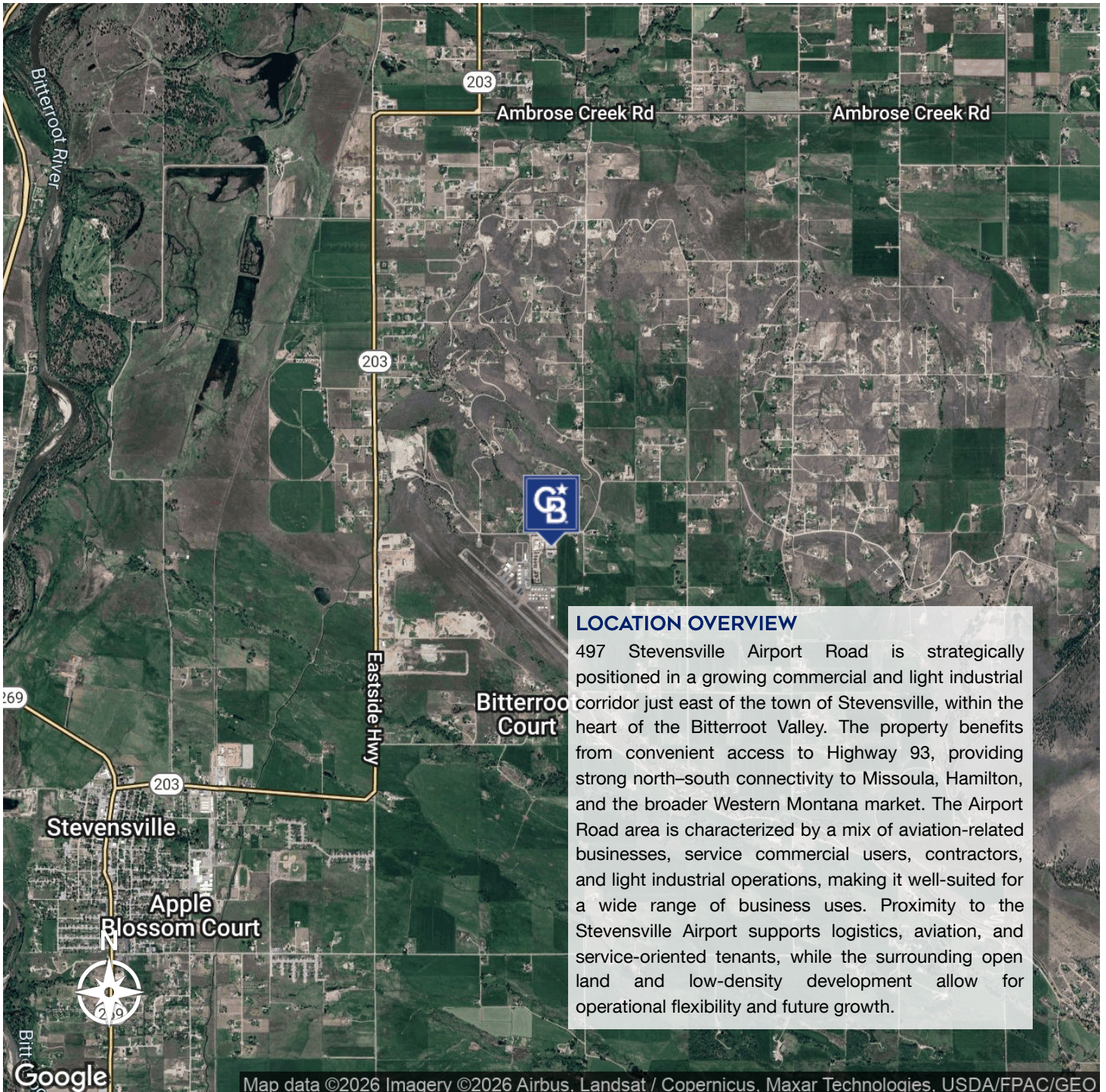
**COLDWELL BANKER
COMMERCIAL**

**DREW WARD WARNE
ADVISORY GROUP**

LOCATION

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BUILDINGS

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MAIN WAREHOUSE #1 (BUILT IN 2006)

- steel-structured and fully finished and insulated
- 8,880 SF main level | 74'x120'
 - open work area, separate storage area, men's restroom, and breakroom
- additional 10'x16' area housing air compressors
- insulated, in-floor radiant heat 8,880 SF main level
- ± 2,000 SF second-floor modern rustic finished office
 - (2) reception/waiting areas, (2) private offices, conference room, bathroom, and (2) storage rooms
- 3-phase power | 800 amps | 208v + 480v
- 17' clear height ceilings (20'8" at peak)
- 24'x24' overhead door with concrete apron
- compressed air lines
- in-floor radiant heat boiler system, A/C (in open workshop)
- efficient LED lighting
- wired security, telephone & intercom systems
- Integrated manufactured flex showroom/storefront
 - private office, covered porch, accessible ramp, and mini-split



WAREHOUSE #2

- approximately 2,480 SF | 40'x62'
- 3-phase power | +400 amps | 208v + 480v
- insulated with Natural Gas Heat
- concrete pad connection to Main Warehouse
- (4) designated areas, each with direct exterior access
 - (1) finished work area with 9'x10' overhead door and sloping ceiling to lowest 8'10" ceiling height
 - (1) finished work area with 10'x10' overhead door and 12' ceiling height with powder-coating gas oven and booth included in sale
 - (2) unfinished areas containing negotiable sandblasting equipment and storage

WAREHOUSE #3 (BUILT IN 2016)

- 7,000 SF | 70'x100'
- 3-phase power | 600 Amps | 208v + 480v
- Insulated with propane heater
- 16'x16' overhead door
- 16.5' clear ceiling height
- (2) large open work areas connected with large sliding door
- (2) storage/work rooms | guard-railed elevated storage above
- recessed front entry door and double door rear access

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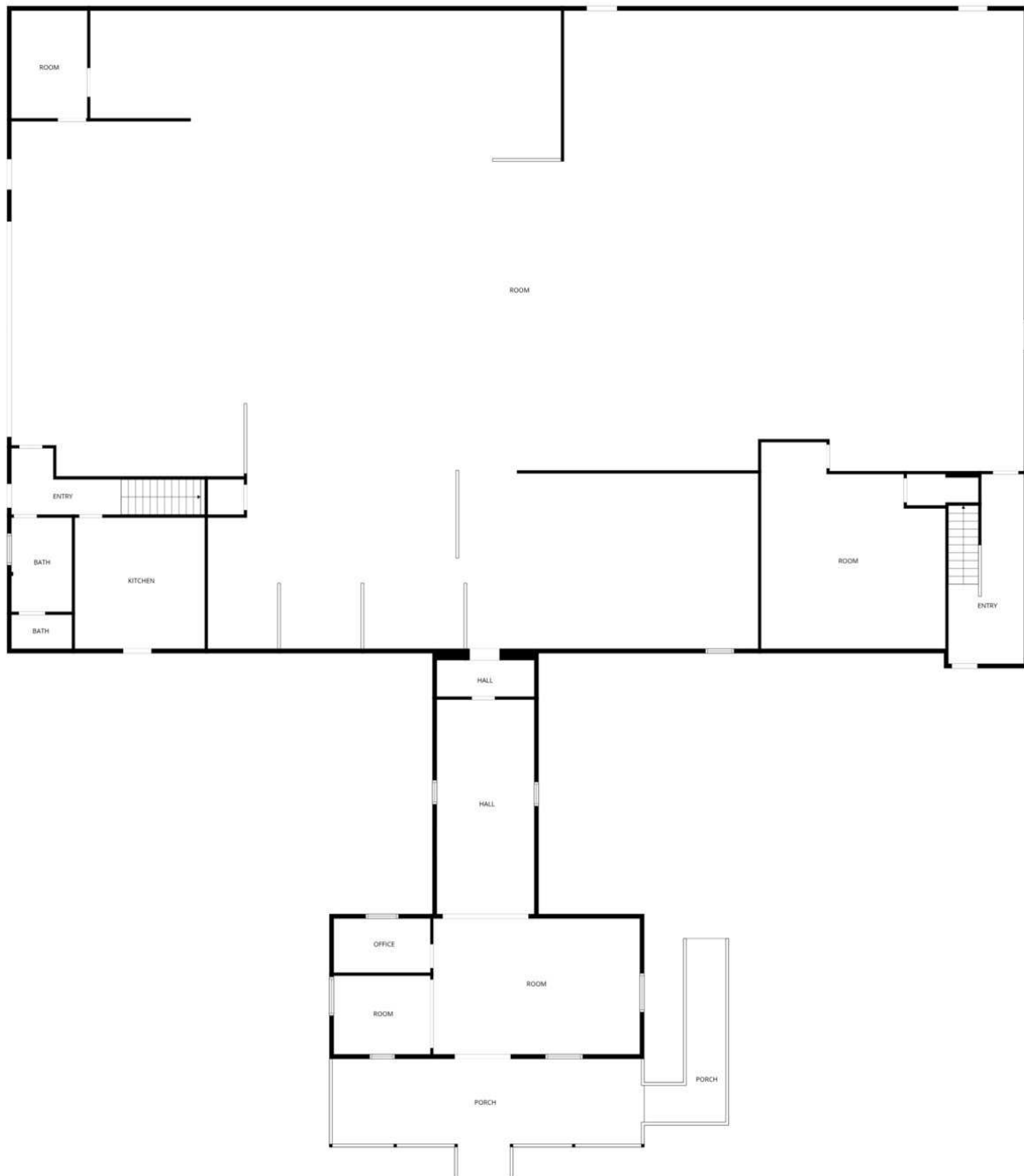


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MAIN WAREHOUSE #1 | MAIN LEVEL FLOOR PLAN

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

MAIN WAREHOUSE #1 | LEVEL 2 FLOOR PLAN

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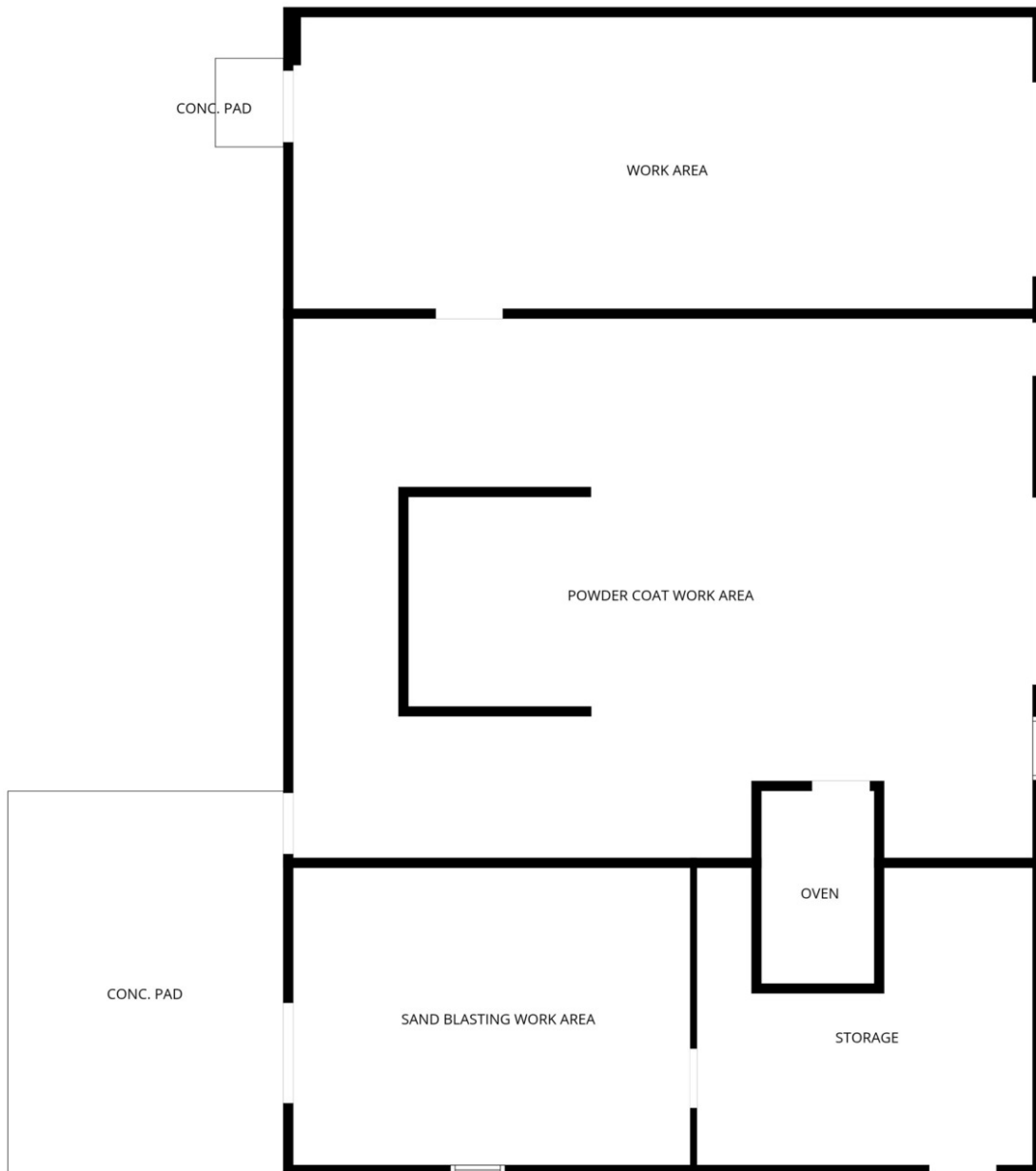


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WAREHOUSE #2 | FLOOR PLAN

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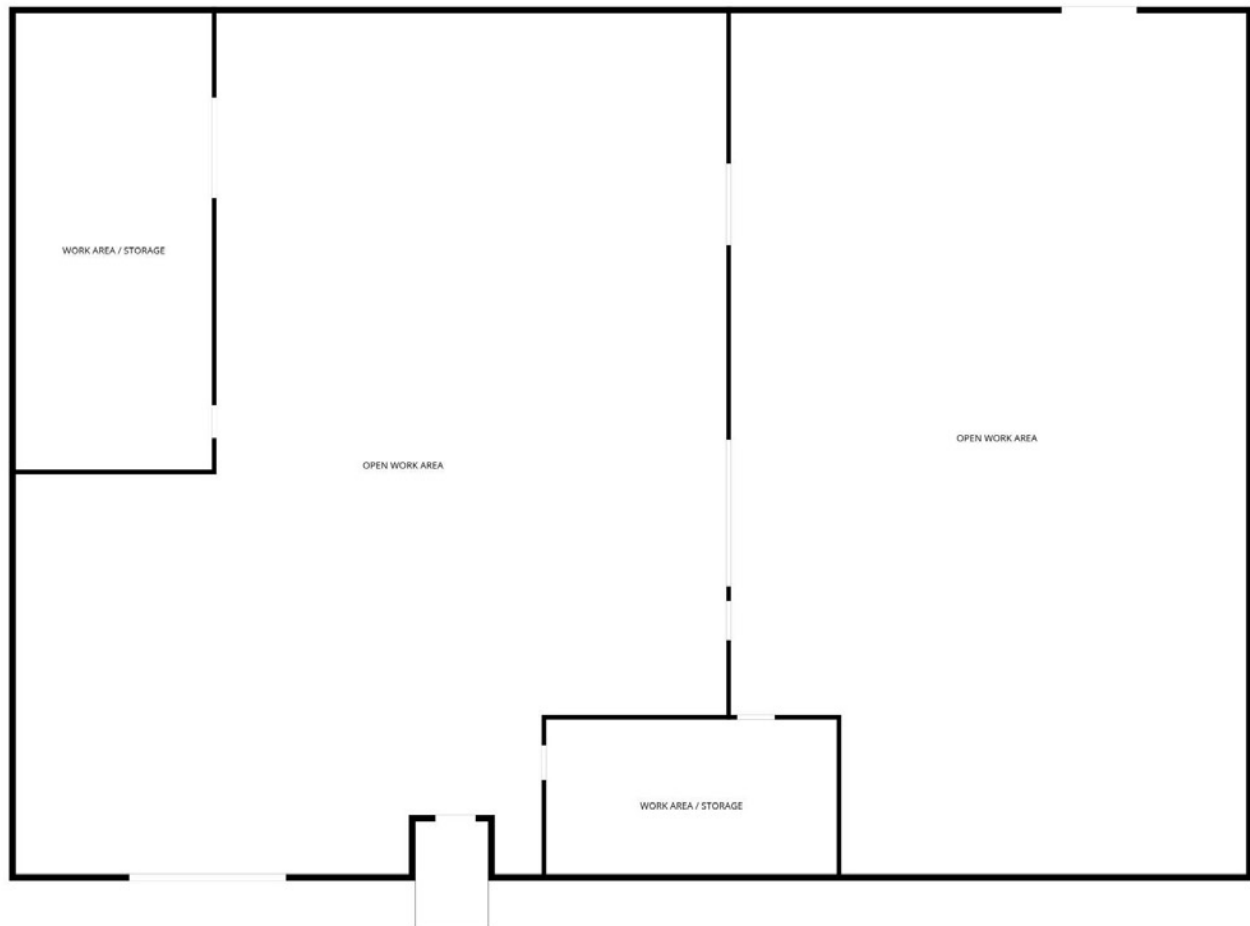


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WAREHOUSE #3 | FLOOR PLAN

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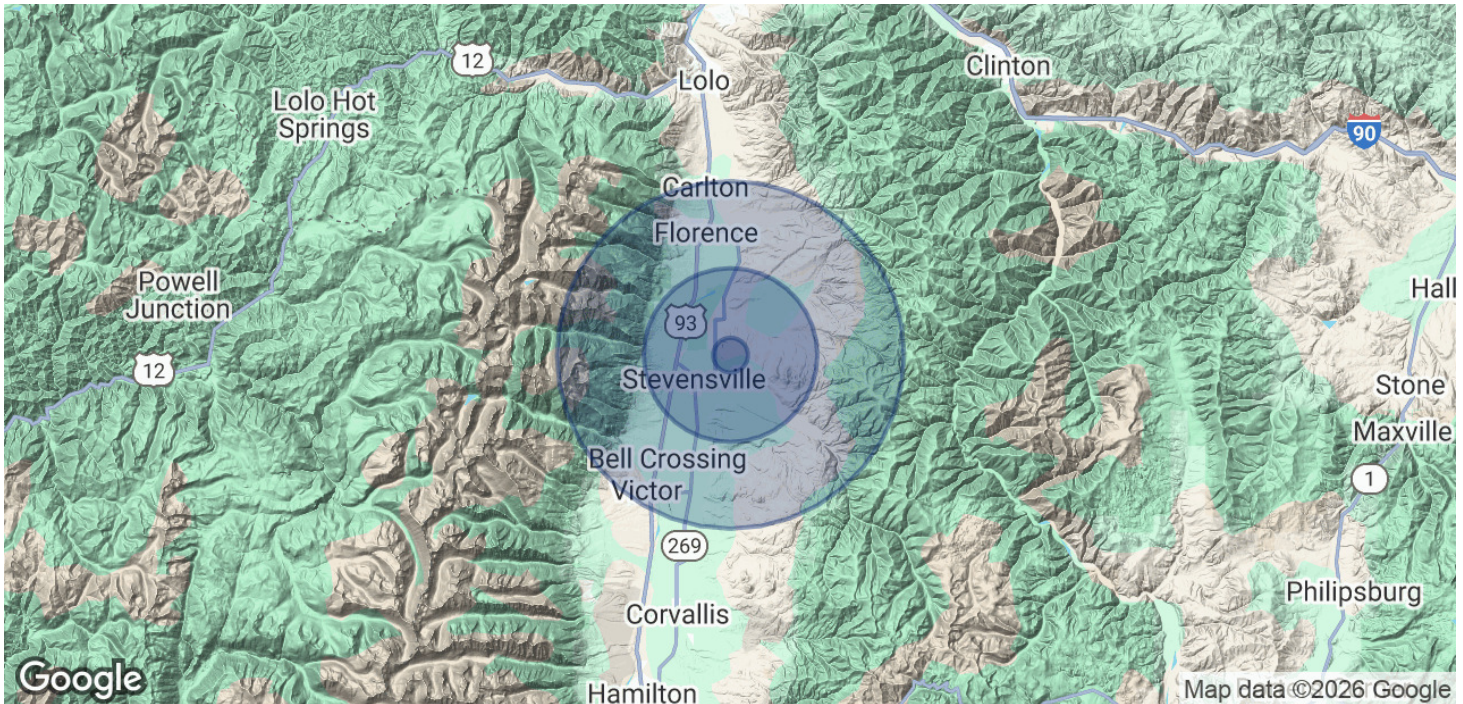
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DEMOGRAPHICS

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	513	10,050	18,968
Average Age	44	46	46
Average Age (Male)	45	45	46
Average Age (Female)	44	47	47

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	205	4,145	7,783
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$100,561	\$107,325	\$107,767
Average House Value	\$568,096	\$541,036	\$544,881

Demographics data derived from AlphaMap

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