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ADVISORS

## High Visibility Frontage For Sale along Highway 93

5477 U.S. Highway 93 North  
Florence, Montana

±0.52 acres | Commercial Property

Exclusively listed by:  
**Claire Matten, CCIM | SIOR**  
Claire@SterlingCREadvisors.com  
406.360.3102



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# Opportunity Overview

SterlingCRE Advisors is pleased to present this highly visible commercial property at 5477 US Highway 93 North in scenic Florence, Montana. This property offers exceptional accessibility with frontage along US Highway 93, near the signalized intersection with the Eastside Highway. Features include prominent signage, ample storage space, and a large lot offering excess land for expansion, parking, and outdoor storage.

The commercial building is in shell condition, minimizing demolition needed for a new business. Currently, a septic system and private well are in place. The property is unzoned, creating endless opportunities for a new use.

Steady growth is projected to continue within a 5-mile radius of the subject property, making 5477 US Highway 93 North ideal for retail, medical, or office use. Bring your ideas to this adaptable commercial property in Montana's thriving Bitterroot Valley.

## Interactive Links

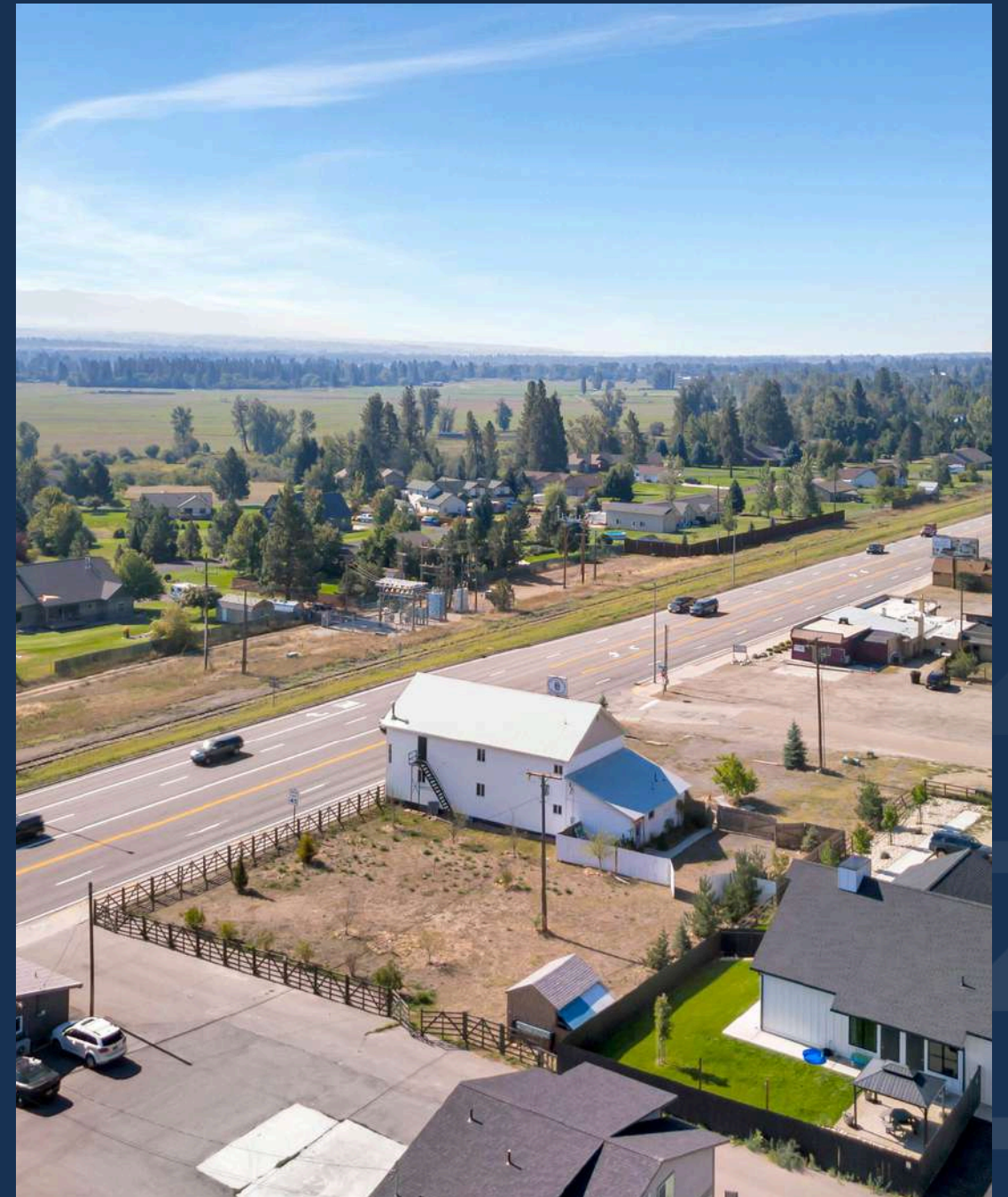


<b>Address</b>	5477 U.S. Highway 93 North Florence, MT
<b>Purchase Price</b>	\$450,000 (\$78.13/SF)
<b>Property Type</b>	Commercial Building with Excess Yard
<b>Total Acreage</b>	±0.52 ( ±22,651 SF )
<b>Building Size</b>	±5,760 SF

# 5477 U.S. Highway 93 North

Offered at \$450,000

<b>Building Size (per Cadastral)</b>	±5,760 SF
<b>Geocode</b>	13-1869-14-2-05-06-0000
<b>Year Built</b>	1940
<b>Zoning</b>	Unzoned
<b>Access</b>	US Highway 93 North
<b>Services</b>	Private Well and Septic
<b>Taxes</b>	\$3,100 (2023)
<b>Parking</b>	Ample Surface
<b>Traffic Count</b>	±12,007 VPD (AADT 2023)



Property Details



**High visibility frontage with a daily traffic count of  $\pm 12,007$  VPD (AADT 2023)**



**Private septic and well; Flat topography  
No zoning restrictions**



**Attractive location surrounded by other well established businesses**



**Dual ingress/egress access and monument signage**

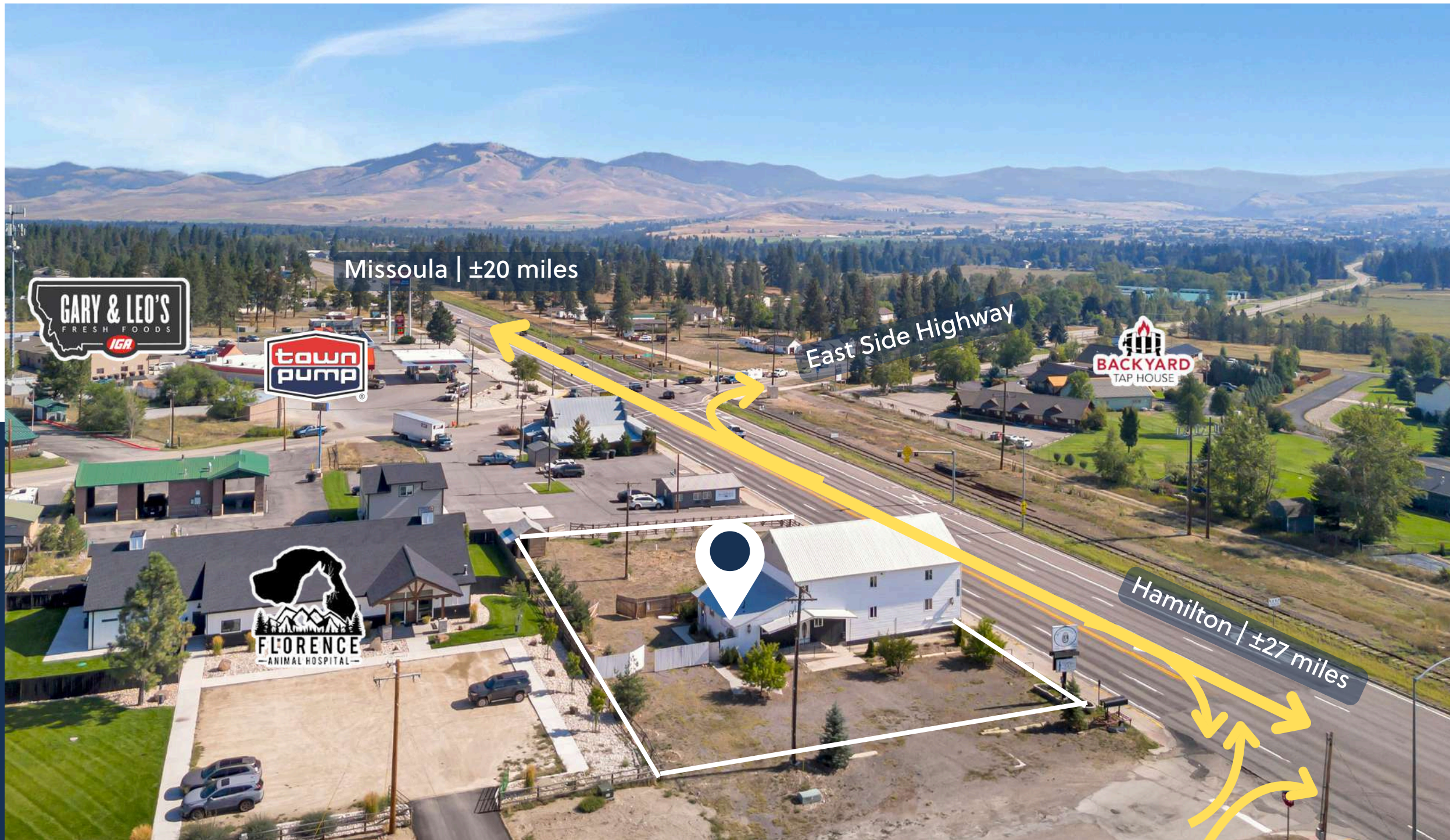


**Excess yard, partially fenced, for storage or expansion**

# LOCATION



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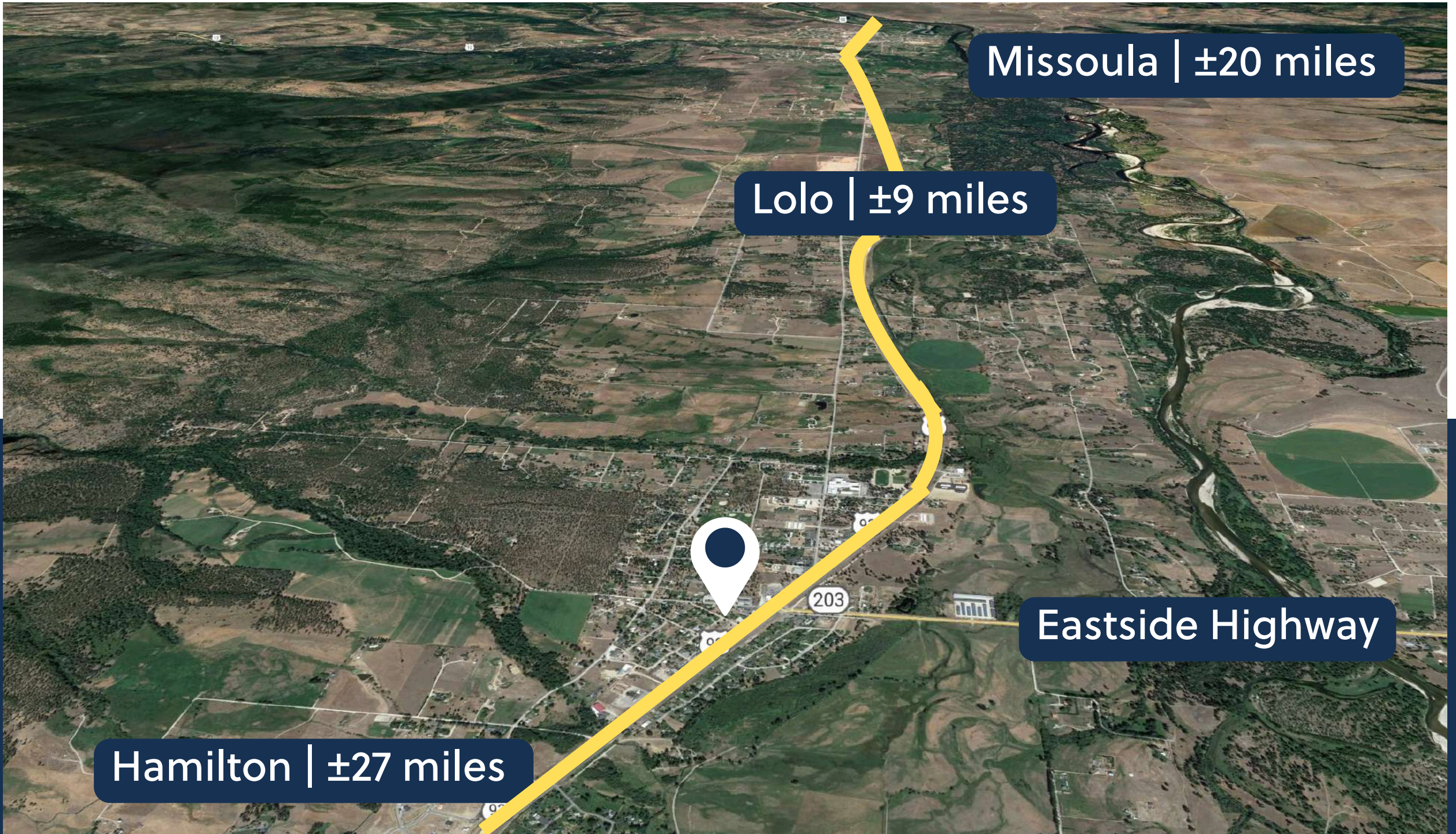
Missoula | ±20 miles

East Side Highway

Hamilton | ±27 miles



Locator Map



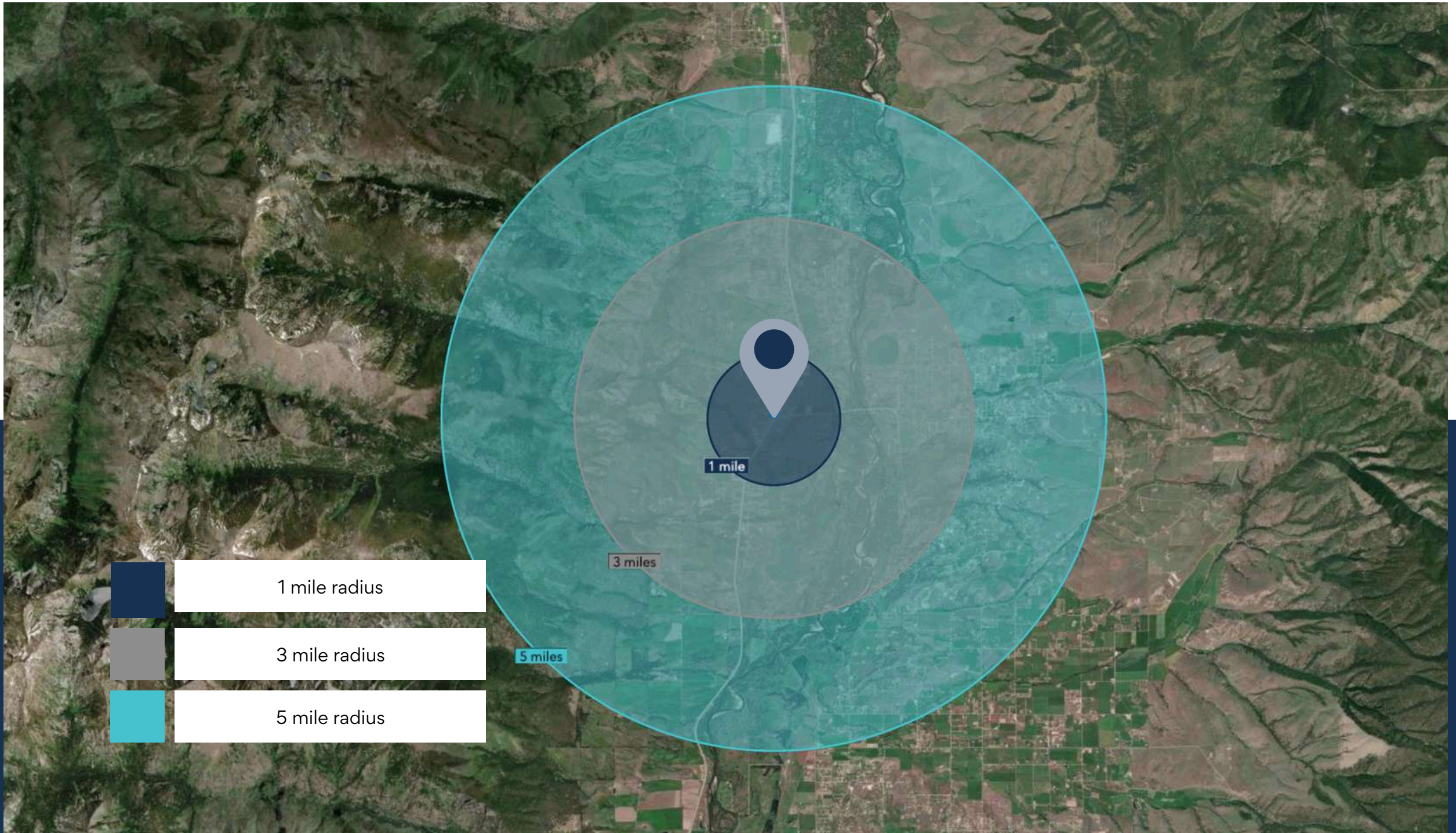
Missoula | ±20 miles

Lolo | ±9 miles

Eastside Highway

Hamilton | ±27 miles





Radius / Drive Time Map

## KEY FACTS

7,771

Population

47.4

Median Age

2.5

Average Household Size

\$73,852

Median Household Income

2,722

2023 Owner Occupied Housing Units (Esri)

424

2023 Renter Occupied Housing Units (Esri)

## BUSINESS



184

Total Businesses



937

Total Employees

## HOUSING STATS

5 miles



\$380,517

Median Home Value



\$13,888

Average Spent on Mortgage & Basics



\$745

Median Contract Rent

2023 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (23.3%)

The smallest group: \$15,000 - \$24,999 (3.3%)

5 miles

Indicator ▲	Value	Diff	
<\$15,000	5.1%	-3.1%	<div style="width: 5.1%;"></div>
\$15,000 - \$24,999	3.3%	-4.3%	<div style="width: 3.3%;"></div>
\$25,000 - \$34,999	5.7%	-3.5%	<div style="width: 5.7%;"></div>
\$35,000 - \$49,999	13.4%	0	<div style="width: 13.4%;"></div>
\$50,000 - \$74,999	23.3%	+3.0%	<div style="width: 23.3%;"></div>
\$75,000 - \$99,999	11.4%	-2.5%	<div style="width: 11.4%;"></div>
\$100,000 - \$149,999	21.6%	+5.2%	<div style="width: 21.6%;"></div>
\$150,000 - \$199,999	8.6%	+3.5%	<div style="width: 8.6%;"></div>
\$200,000+	7.7%	+1.6%	<div style="width: 7.7%;"></div>

Bars show deviation from Ravalli County

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	1,041	4,369	7,771	2022 Per Capita Income	\$38,235	\$36,959	\$41,616
2022 Household Population	1,041	4,369	7,771	2022 Median Household Income	\$71,641	\$69,634	\$73,852
2022 Family Population	870	3,735	6,676	2022 Average Household Income	\$94,745	\$91,826	\$103,262
2027 Total Population	1,165	4,739	8,387	2027 Per Capita Income	\$43,133	\$41,619	\$46,961
2027 Household Population	1,165	4,739	8,387	2027 Median Household Income	\$80,370	\$77,953	\$83,935
2027 Family Population	970	4,035	7,180	2027 Average Household Income	\$105,732	\$102,198	\$115,232

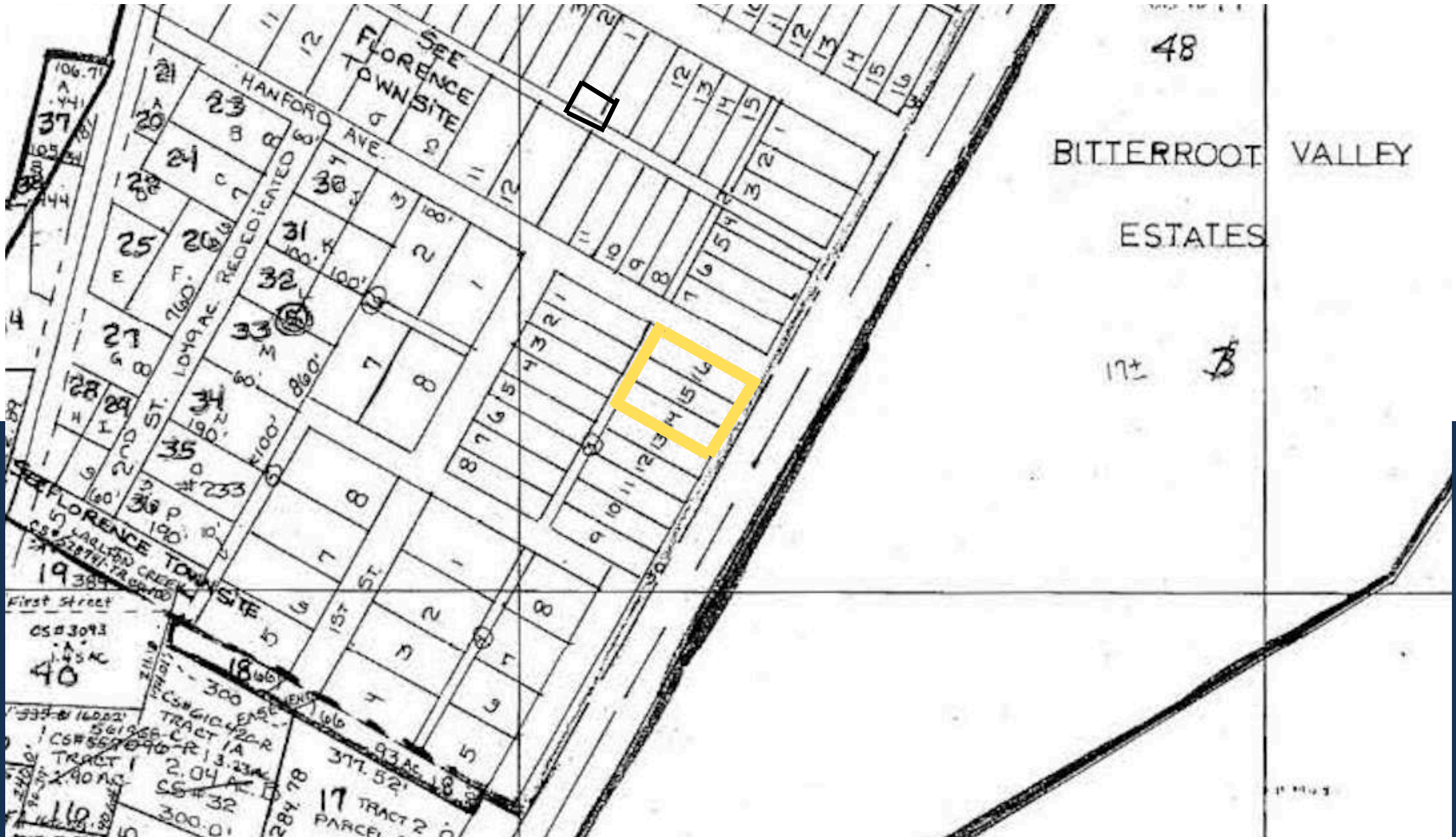
# PROPERTY DETAILS



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48

BITTERROOT VALLEY  
ESTATES

17± B

Plat Map

**FLOOD ZONE DETERMINATION:  
OUT**



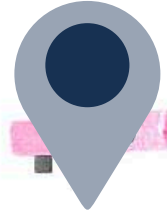
Flood Plain



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
327B	Chereete-Lothorse, extremely stony complex, 1 to 4 percent slopes	0.6	100.0%
<b>Totals for Area of Interest</b>		<b>0.6</b>	<b>100.0%</b>



Unzoned



[Zoning Documents](#)

T10NR20W  
Sec 14

T10NR20W

231  
231

230

US HIGHWAY 93 N

5467

5465

299

309

STAGECOACH TRAIL

5474

Owner: *SAPPHIRE COMMUNITY HEALTH INC*

*316 MAIN ST*

1869-14-2-05-06-0000

FLORENCE  
LOTS 14 TO 16  
LESS S 31' LOT 16 BLK 1  
22,610 SQ FT

# MARKET OVERVIEW



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# Quality of Life

## A Scenic Setting and Local Attractions

With less than ±1,000 residents, this northern Bitterroot Valley town holds much to enjoy. View wildlife at the Threemile Wildlife Management area, fly fishing in the Bitterroot River, and hiking in the Sapphire & Bitterroot Mountains.

## Cultural and Historical Significance

The Bitterroot Valley is the traditional homeland of the Bitterroot band of the Confederated Salish and Kootenai Tribes (CSKT). With the arrival of Irish and German settlers in the 1860s, a small community and trading post was established near what is now Florence. By 1880, One Horse and Carlton had grown together and Florence was established.



# Economy

## Diverse Industries

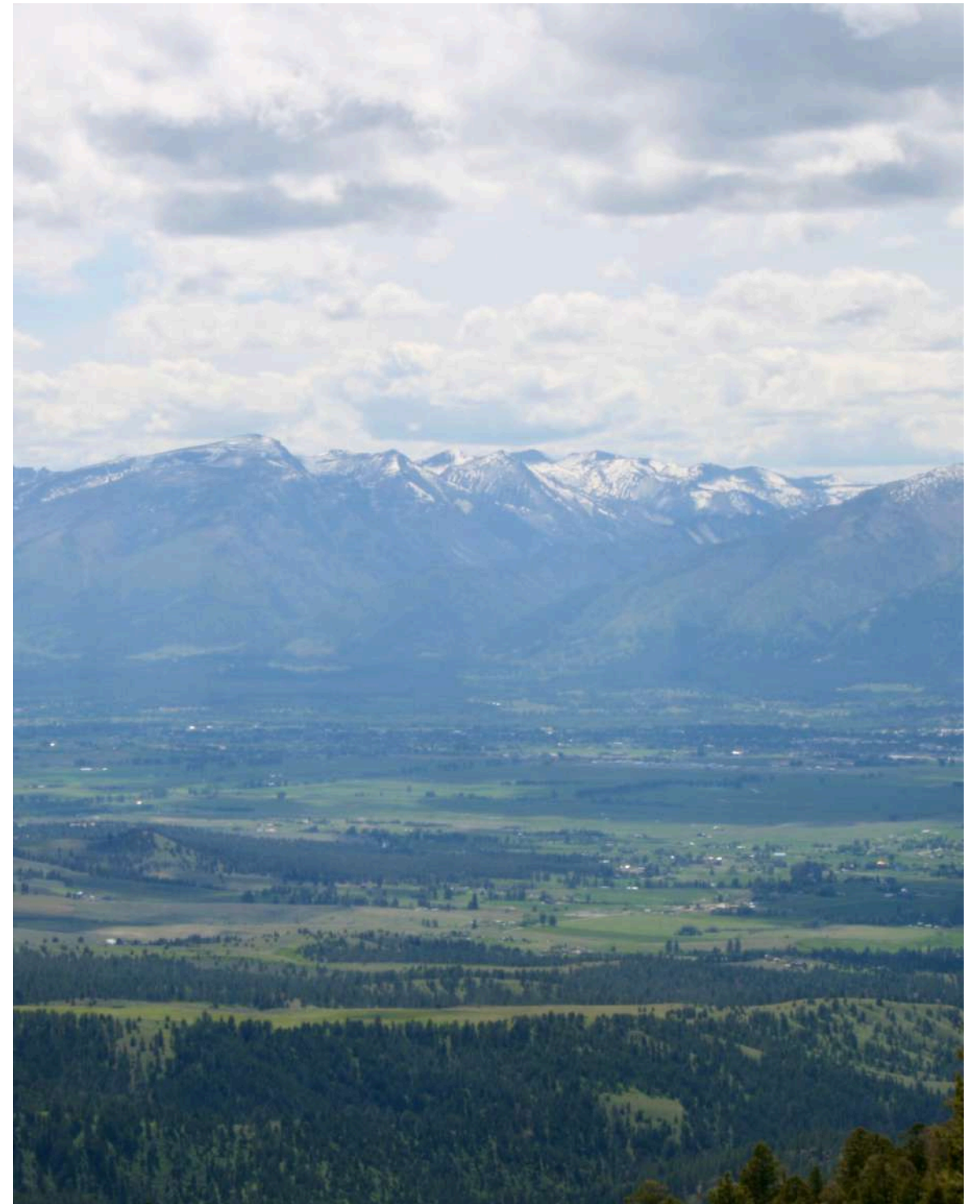
Nestled in the Bitterroot Valley, Florence has an economy that reflects its rural charm and scenic appeal. Traditionally, agriculture has been the backbone of Florence's economy, with local farms and ranches producing a variety of crops and livestock. The area's fertile land and favorable climate contribute to a robust farming sector, which supports both the local economy and a growing agritourism industry. Additionally, Florence benefits from its proximity to outdoor recreational areas, which attract visitors and contribute to a modest but vibrant tourism sector. This influx of tourists supports local businesses.



# Growth

## Job Opportunities and Remote Workers

In recent years, Florence's population has steadily increased as more individuals and families seek the tranquility of small-town living coupled with access to outdoor recreational opportunities. This growth has been facilitated by the rise of remote work, which allows people to live in scenic areas like Florence while maintaining professional careers. As a result, new housing developments and residential projects have emerged to accommodate the influx of new residents, contributing to the town's expanding community infrastructure.



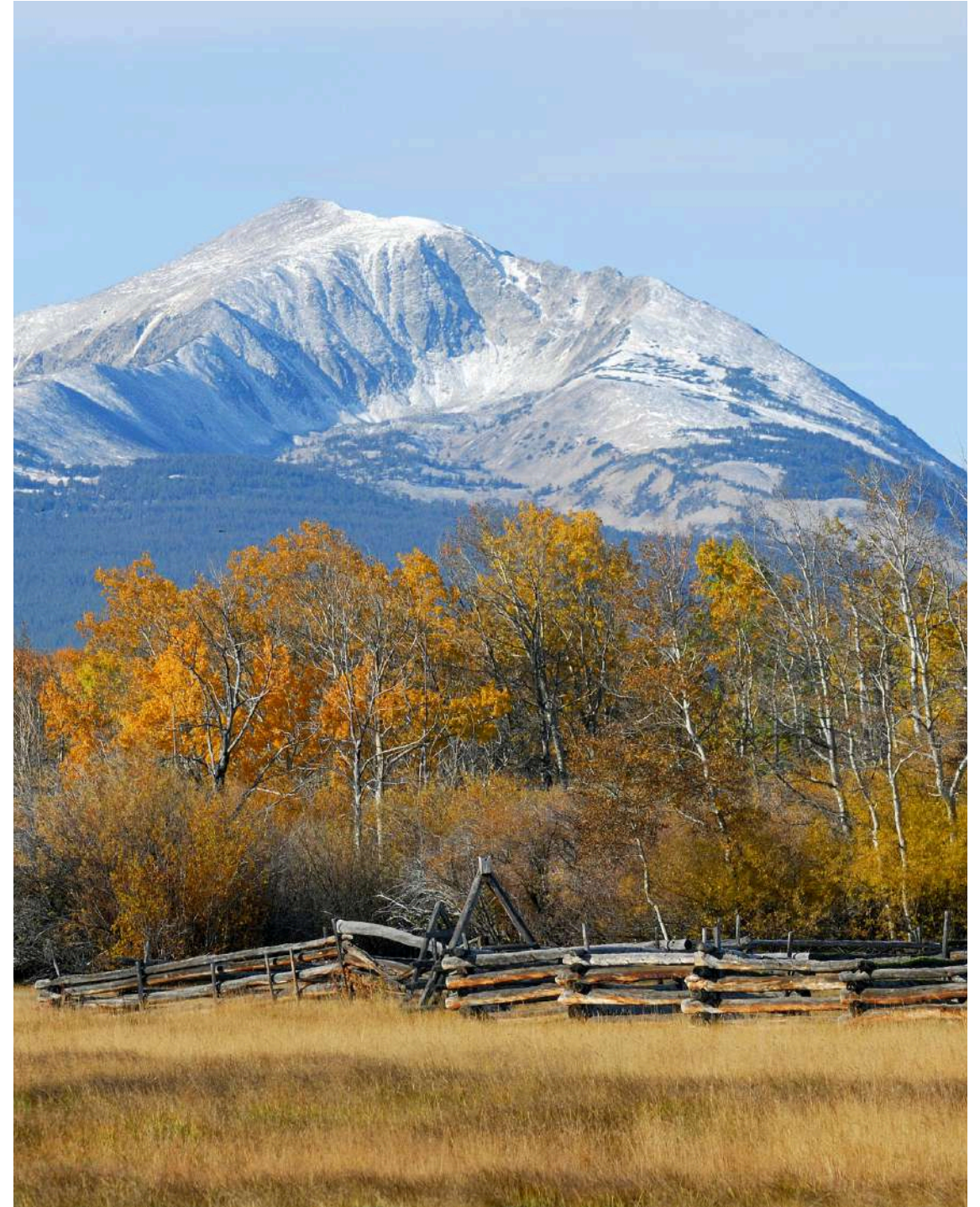
# Population

## Growth Trends

Alongside residential growth, Florence has seen an upsurge in local businesses and services, reflecting a burgeoning economic landscape. The development of new shops, restaurants, and recreational facilities caters to both the increasing local population and the steady flow of visitors attracted by the area's natural beauty. Additionally, there has been a rise in community events and local initiatives aimed at enhancing the quality of life and fostering a sense of community. This balanced growth strategy helps Florence maintain its small-town charm while evolving to meet the needs of its growing population, ensuring that the town remains a desirable place to live and visit.

## Accessibility and Connectivity

While maintaining its small-town feel, Florence is just a short drive from Missoula, providing additional urban amenities and services which include shopping centers, medical facilities, and the University of Montana.



# Brokerage and Marketing Team



**CLAIRE MATTEN, CCIM | SIOR**  
Commercial Real Estate Advisor

Claire has a long record of successfully guiding local, national, and multi-national clients with their commercial real estate acquisitions, lease obligations, asset reposition and dispositions. Claire specializes in industrial investment, commercial office, and self-storage properties.



**JESSICA BALDWIN**  
Brand Marketing & PR Director

Jessica enhances property visibility through strategic marketing in print, digital, and PR. Drawing on her background in brand building and online lead generation, she effectively positions properties to attract the right audience, maximizing their market presence and investment potential.



**CARLY CHENOWETH**  
Transaction Coordinator

Carly brings an affinity for details, organizational skills and a passion for real estate to the team. After spending several years in the busy world of residential real estate, she knows how to get the most complex deals to closing. Her goal is to make the process effortless for buyers and sellers.



**MAGGIE COLLISTER**  
Marketing & Project Analyst

With a background in real estate development and graphic design, Maggie creates punchy and compelling marketing pieces for listings. Her understanding of real estate and economic trends and data create strong selling points for properties in Montana's growing markets.



**SARA TOWNSLEY**  
Research Director

Sara manages the extensive library of real estate data that provides the Sterling team accurate and up to date information on transactions and sales. Her attention to detail and organization allows for efficient valuations and pricing guidance. Sara is also the first to know about new developments and businesses in the community.

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