

INDUSTRIAL INVESTMENT OPPORTUNITY ON 10.87 AC

INCLUDES EXISTING BUSINESS & LIVING SPACE

2900 PIONEER MOUNTAINS SCENIC BY-WAY POLARIS, MT 59746

FOR SALE



SALE PRICE \$1,675,000

PROPERTY HIGHLIGHTS

- Industrial Investment Opportunity on 10.87 AC
- Includes Business & Residence. No Zoning / Covenants. Excellent Year-Round Access.
- Available to Purchase
- Tract B-A: Built in 2008: Multifamily Duplex on 8.13 +/- AC
- 1,408 +/- SF Main Floor | Open Floorplan with Vaulted Ceilings | Includes 2 Bedrooms & 2 Bathrooms, Large Windows, and Wood Burning Stove
- 1,408 +/- SF Walk-Out Basement with Separate Living Quarters and Dedicated Entrance | Includes Kitchen, 1 Private Room, 1 Open Room with Closet, & 1 Bathroom (Rental Potential)
- Heated 2-Car Garage Plus Greenhouse – Additional Flexibility & Storage
- APN: 0000100093
- Tract C-A-1: Built in 1998: Meat Processing Plant on 2.74 +/- AC
- 1,768 +/- SF Across (2) Connected Structures
- Established Registered & Trademarked Business (Top of the Hill Meats & Custom Sausages) | Professionally Equipped with Transport/Delivery Service Potential
- Fiber Optic Broadband, Landline, Propane & Electric Utilities
- APN: 0000044118
- Owner Financing Available with Significant Down Payment
- Additional option to purchase Tract C-A-3: 4.55 acres | APN. 0000192864 | Vacant Lot with commercial frontage.
- Overlooking Grasshopper Creek with Panoramic Views of the Pioneer Mountains and Beaverhead-Deerlodge National Forest.
- Exceptional Recreational Setting – Minutes to Maverick Mountain Ski Area, Elkhorn Hot Springs & Renowned Blue Ribbon Fisheries
- Strategic Visibility & Access Along Pioneer Mountains Scenic Byway | 30 Miles to Dillon & 40 Miles to Wise River
- Top of the Hill Minor Sub shares a common access road. Any required easements to be granted at closing.
- Recent survey is in the process of being recorded. Legal description and tax amounts may change.
- Buyer to Verify All Details

Paul Lencioni

Broker

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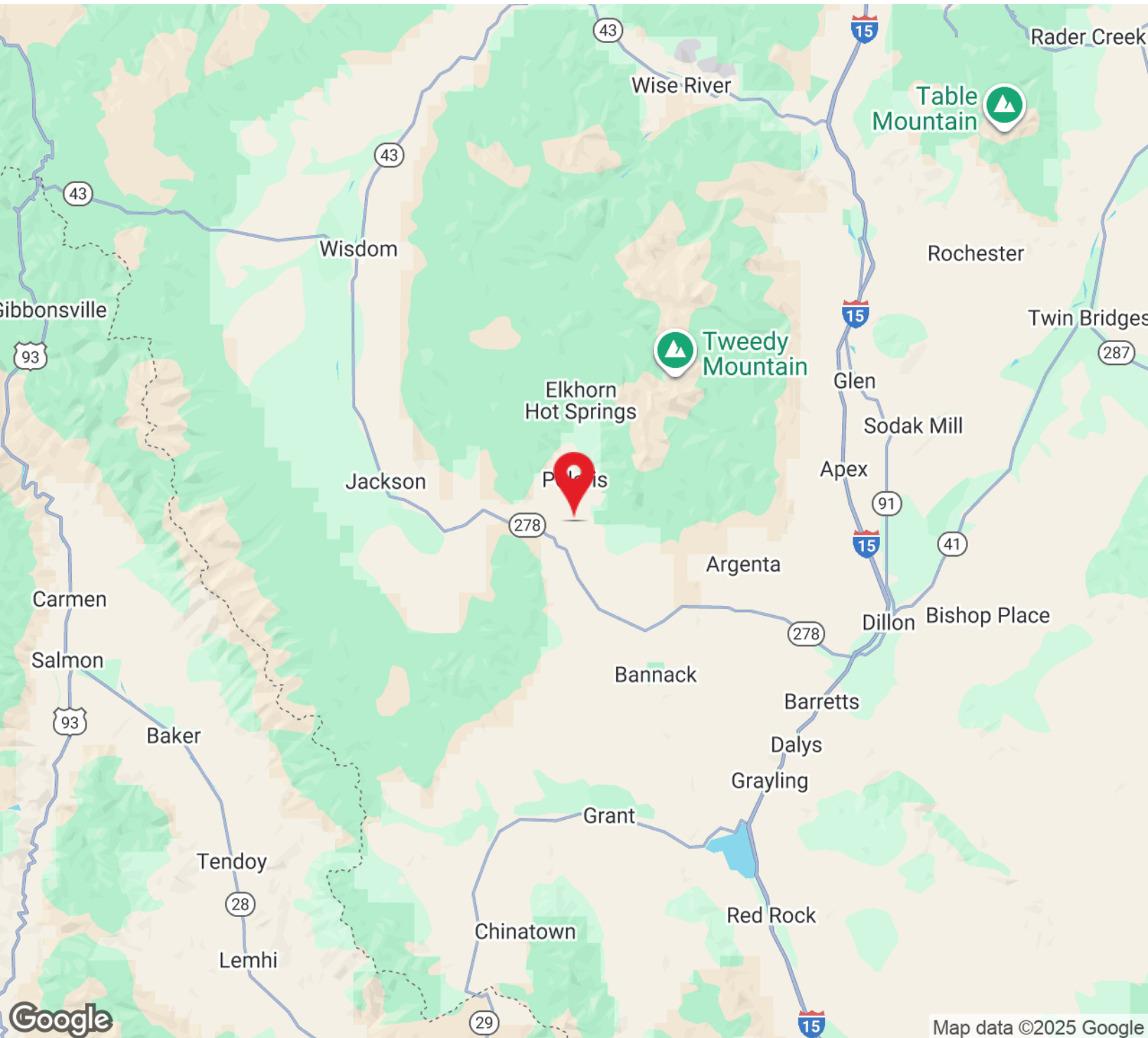
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LOCATION MAP



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AERIAL MAP



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

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PROPERTY PHOTOS



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MULTIFAMILY DUPLEX PHOTOS



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10.87 +/- ACRES INVESTMENT PROPERTY ON HIGHWAY 278

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MEAT PROCESSING PLANT EXTERIOR PHOTOS



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PLANT INTERIOR PHOTOS



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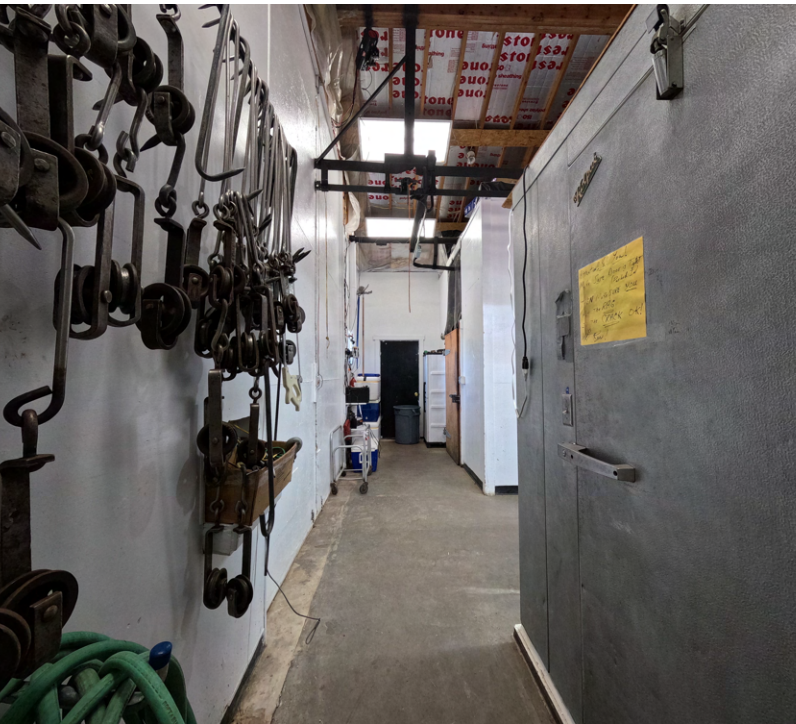
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PLANT INTERIOR PHOTOS



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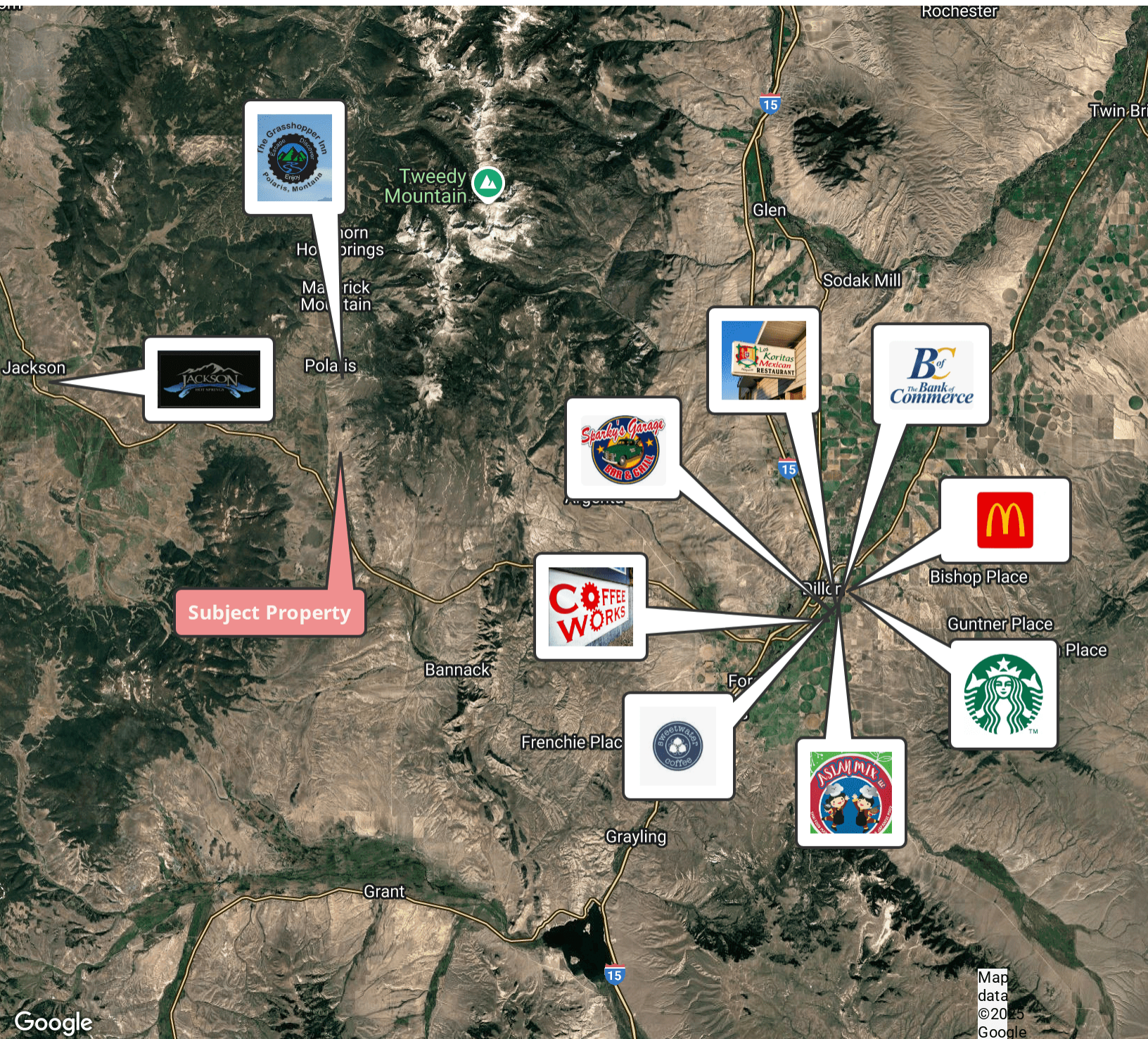
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RETAILER MAP



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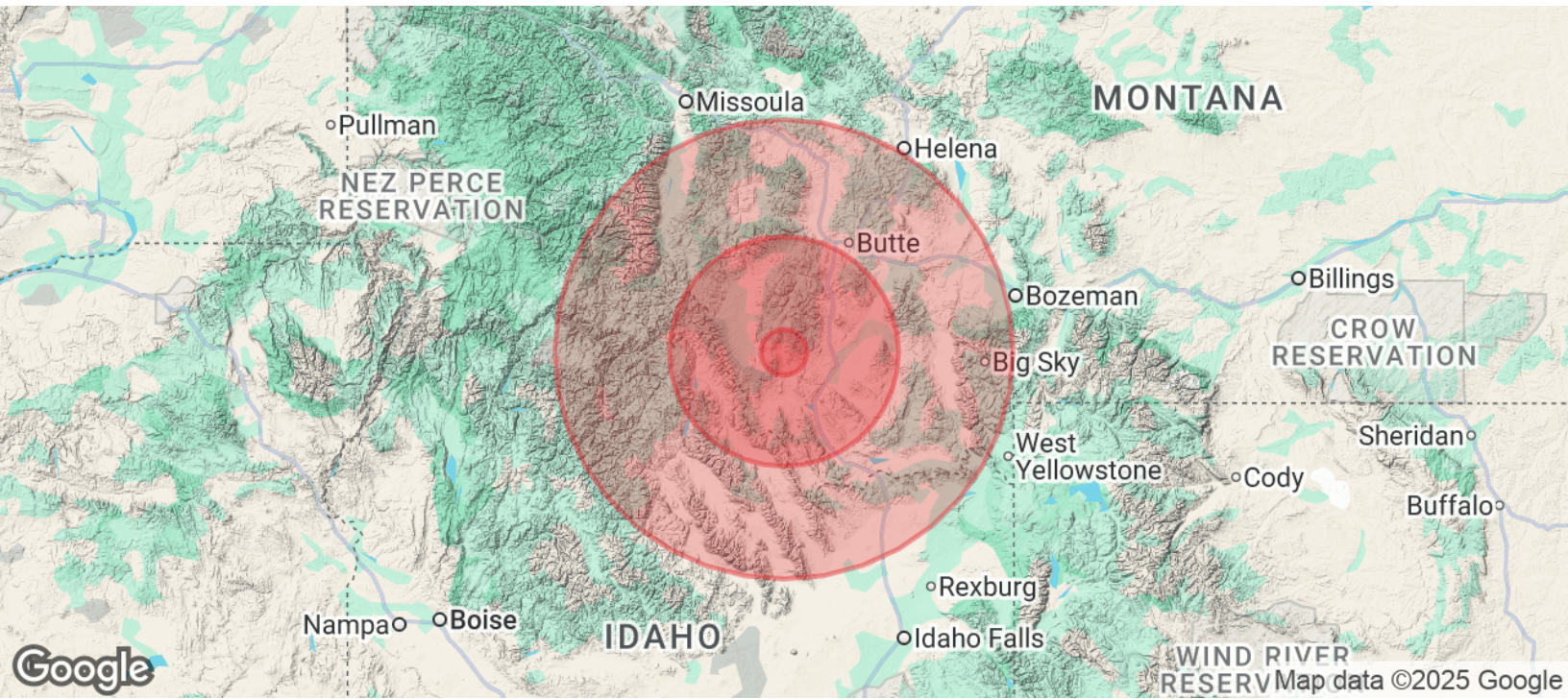
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DEMOGRAPHICS MAP & REPORT



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

Demographics data derived from AlphaMap

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