



2 2 5 5 ^{T H} S T E , H A R D I N

PARTICULAR
Real Estate

KW YELLOWSTONE
PROPERTIES
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I'm particular so you don't have to be!



Commercial
ML# 353850 Active

225 5th STREET E
Hardin, MT 59034

LP \$999,900

Type:	Warehouse	# Parking:	
Area:	(15) Hardin;Custer	# Bldgs:	
County:	Big Horn	# Stories:	1
Subdiv:	East Side Subdivision	Alley:	No
Zoning:	Other	Ceil Hgt:	14
Year Built:	2015	Sidewall:	
# Wtr Metr:		# Amps:	
# Elec Metr:		Volts:	
Gross SqFt:		Road Front:	0
Office SqFt:	7,200	Sh/Whse SqFt:	7,200
Acres:	0	Alley:	No
Taxes:		SID Payoff:	\$0
Tax ID:	\$8,913		
	L128200		
		Annual SID:	\$0

New Listing!



Public Remarks: Welcome to 225 5th St E, a versatile 7,200 sq. ft. commercial shop situated on multiple lots, with incredible access and infrastructure already in place. This expansive property includes a natural gas well on site and comes with an additional residential lot, bare land with utilities nearby. Currently home to a semi-trucking operation, this location is fully equipped for heavy-duty use and ready to support a wide range of business ventures. Whether you're in logistics, agriculture, distribution, or manufacturing, this property offers the space and utility hookups to help your operation thrive. Just minutes from I-90, this location provides direct routes to Billings, Denver, and beyond, making it a strategic hub for commerce. Don't miss your chance to own a highly functional property with rare infrastructure features and room to grow in a central Montana location.

Directions:

Business Information

Bus Type: Trucking

Gross Inc:
Franchise:

Oper Exp:
Restr:

Net Inc: **\$0**
Insur:
Lease Information

Year Est:
CAP Rate:

Type:	Leased:	Yes	Amount:	Deposit:
From:	To:		Leased Equipmt:	
Retail \$/SqFt:	Office \$/SqFt:		Sh/Whse \$/SqFt:	

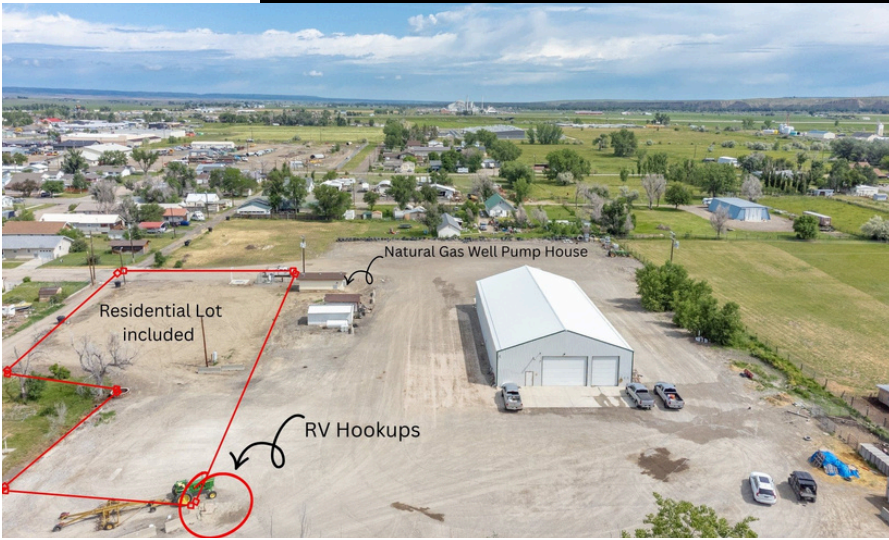
Legal Description: See Supplements

Built Info: Existing
Prkg Desc: Gravel
Road Surf: Asphalt
Bldg Type: Industrial, Warehouse
Loading:
Construction: Steel
Roof: Metal
Sales Includes:

Present Use: Industrial, Warehouse
Misc/Equip:
Occupancy: Owner
Heating: Natural Gas
Cooling: None
Sewer: Public
Water: Public

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FREQUENTLY ASKED QUESTIONS

255 5th St E

Hardin, MT 59034

PROPERTY DETAILS

Full Baths:	<u>1</u>
Warehouse:	7200 S.F. 60x120, 12'x20' overhead doors
Residential Lot Included:	26,218 S.F.
Heating	Gas Forced
Cooling:	None
Water Source:	Public
Sewer:	Public
Appliances includes:	None

Underground Sprinklers:	None
Fenced:	No

ADDITIONAL INFORMATION

Who are the current utility providers being used?



City of Hardin: Water, sewer, garbage
Natural Gas Well \$0
Northwestern \$120
Visionary Broadband Available

Additional Features:

Is there any leased equipment on the property?	Yes Pepsi Machine
Has your property been a rental?	Yes- Leasing to Trucking Company
Is there an alarm?	None
Does the home have audio/video?	None
Does the home have detection devices?	None
Do you have pets?	None
Power Phase	200 amp Single phase, city lift station is located near the residential lot closer to 6th, and that area has three-phase power

APPROXIMATE AGE OF APPLIANCES

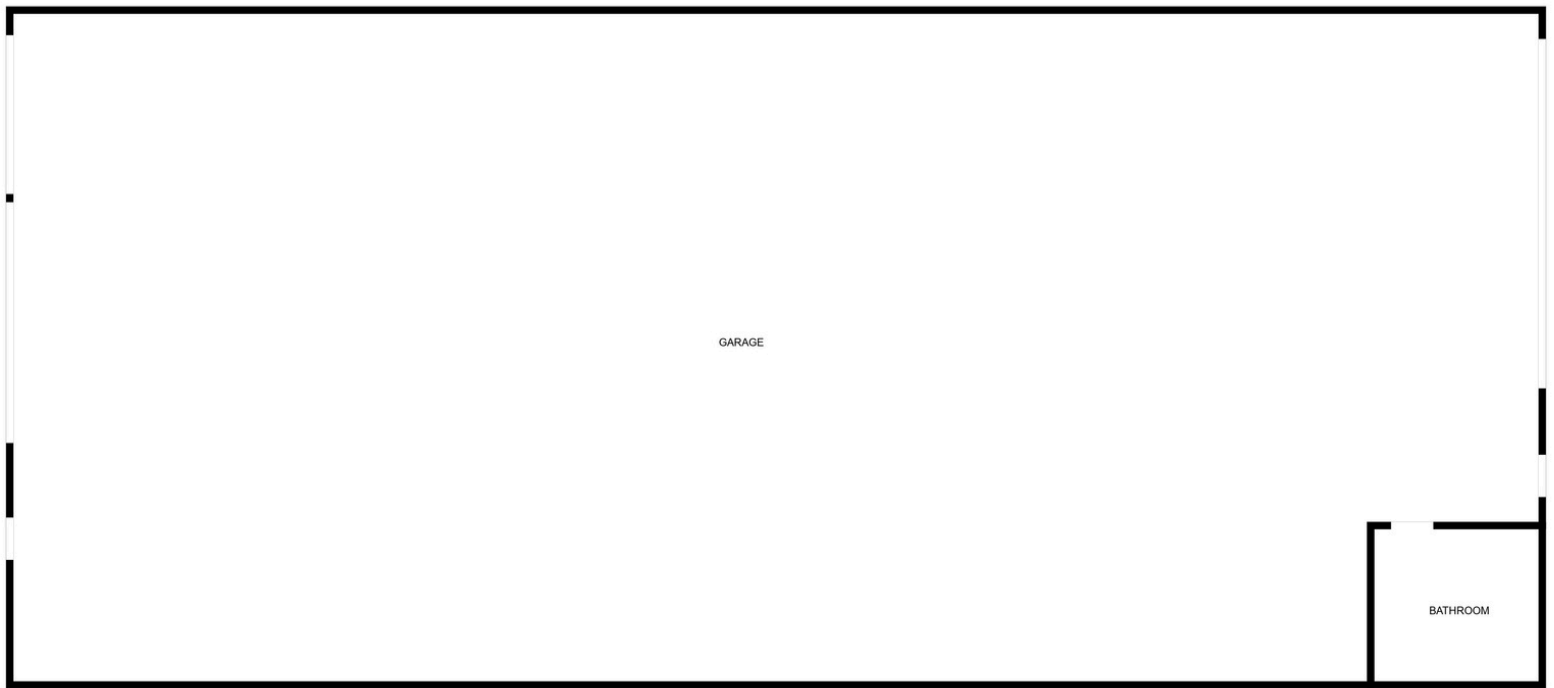
Water Heater	2015
Roof- TPO	2015
Gas Heater(2)	2015, 150,000 BTU'S
Natural Gas Well	35 GPM



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Floor Plan



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

