



2 2 5 5TH S T E , H A R D I N



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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:	7,200	Road Front:	0
Office SqFt:	0	Sh/Whse SqFt:	7,200
Acres:		Alley:	No
Taxes:	\$8,913	SID Payoff:	\$0
Tax ID:	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	Oper Exp:	Net Inc:	\$0	Year Est:
Gross Inc:	Restr:	Insur:		CAP Rate:
Franchise:		Lease Information		
Type:	Leased:	Amount:		Deposit:
From:	To:	Leased Equipmt:		
Retail \$/SqFt:	Office \$/SqFt:	Sh/Whse \$/SqFt:		

Legal Description: [See Supplements](#)

Built Info:	Existing	Present Use:	Industrial, Warehouse
Prkg Desc:	Gravel	Misc/Equip:	
Road Surf:	Asphalt	Occupancy:	Owner
Bldg Type:	Industrial, Warehouse	Heating:	Natural Gas
Loading:		Cooling:	None
Construction:	Steel	Sewer:	Public
Roof:	Metal	Water:	Public
Sales Includes:			

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PROPERTIES
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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



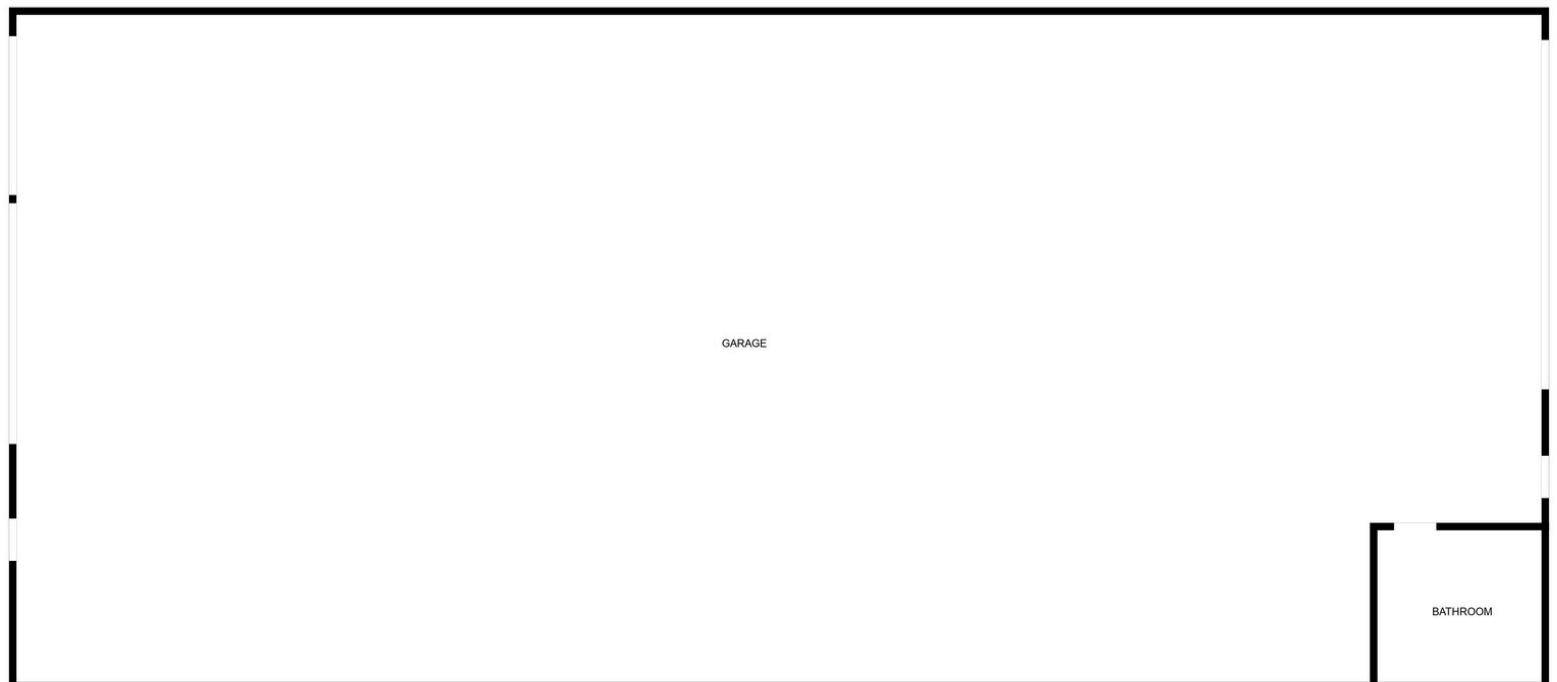
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KW COMMERCIAL

APPROXIMATE AGE OF APPLIANCES

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

Floor Plan



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

