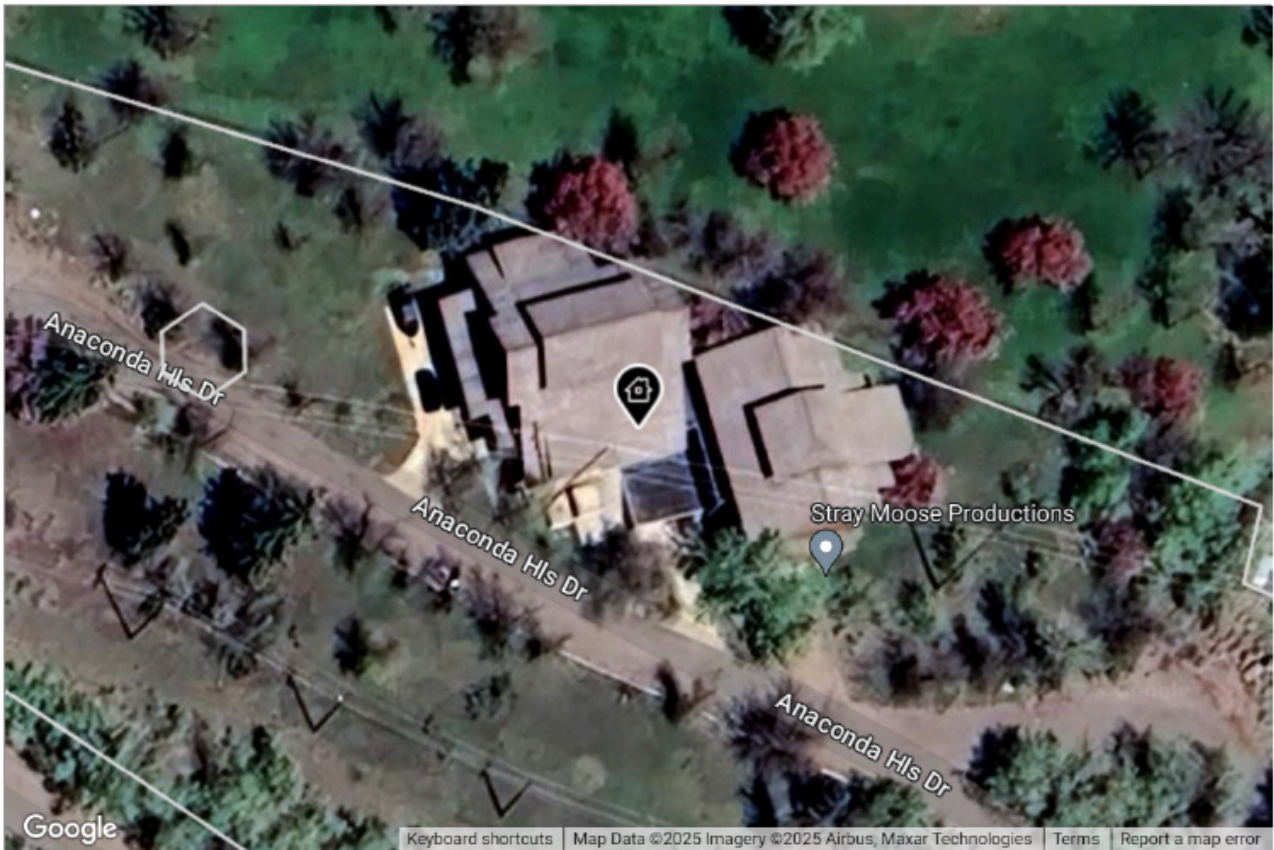




PROPERTY REPORT

3 Anaconda Hills Dr, Black Eagle, MT 59414



Presented by

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STRAY MOOSE: A LEGACY REIMAGINED

3 Anaconda Hills Drive, Black Eagle, MT

"As a Realtor in Montana, I've had the privilege of encountering some truly remarkable properties. But none have captured my imagination quite like the Stray Moose Building. Standing before it, I felt a palpable connection to the past, a whisper of untold stories. It's as if the very spirit of Montana – its rugged beauty, its resilience, and its enduring legacy – is woven into the very fabric of this magnificent structure."



PASSION

Legacy

"This isn't just a building; it represents a piece of Montana history, a testament to the vision and craftsmanship of a bygone era. It reminds me of the Dutton Ranch in Yellowstone, where generations gather, stories must be shared, and memories made."

My passion lies in serving our community; although we are selling this property, it is to give it a new life! This edifice helps preserve and nurture this incredible state's unique character. I believe the Stray Moose Building has the potential to become more than just a building; it can become a cornerstone of our community, a place where the past meets the present and where dreams can take flight. It's a place we can all be proud of.



FUTURE

Envision

Whether you envision a thriving business, a cultural center, or a unique event space, I invite you to explore the endless possibilities that await at 3 Anaconda Hills Drive, Black Eagle, MT. It was built approximately 20 years ago, in the imagination of Phil Faccenda, AIA, and a builder. He has worked his business, Stray Moose Productions, within the walls ever since. As Phil retires and kicks his feet up for a minute, he plans to design a smaller space for the mostly all-online production company to continue its fantastic work well into the future!





Let's collaborate, share ideas, and breathe new life into this historic gem. Together, we can ensure that its legacy endures for future generations.





Property Facts	Public Facts	Listing Facts	Refinements
Property Type	Retail	—	9
Property Subtype	Retail Stores (Personal Services)	—	Mixed Use
Number of Buildings	—	—	2
Number of Units	0	—	—
Number of Stories	1 story with Basement	—	3
Building Area (sq ft)	12,942	—	25,000
Year Built	2001	—	—
Heating	Yes	—	—
Cooling	Central	—	—
Garage (spaces)	0	—	—
Basement	Basement	—	—
Construction	Wood	—	—
Lots Available	—	—	4.5 acres leased

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

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A LEGACY OF ELEGANCE: UNFORGETTABLE WEDDINGS



"Imagine exchanging vows in the grand ballroom, surrounded by the elegance of the past, much like the Dutton family gatherings in Yellowstone. Stray Moose offers a unique and intimate setting for weddings and special events. Preparing for the wedding, the bride has a private room.



After the ceremony, they can retire to the luxurious bridal suite, designed for relaxation and pampering, reminiscent of the Duttons' own private quarters."

- Dedicated bridal suite with fireplace and private dressing area.

- Elegant reception hall for unforgettable celebrations.

- On-site catering options are available.

- Ideal location for destination weddings



A CULINARY JOURNEY: GOURMET DINING

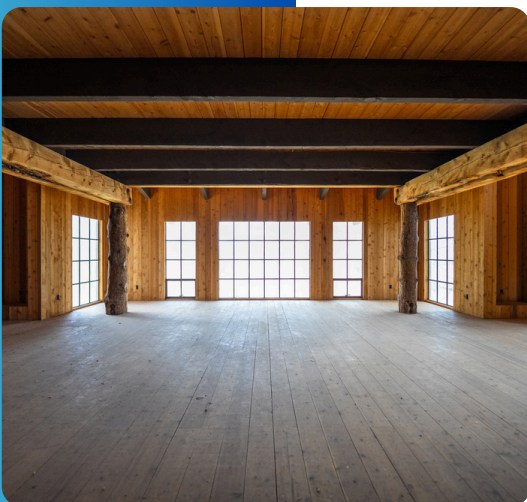


"Step into a world of elegance and entertainment.

The Stray Moose Building is the perfect venue for intimate live shows, featuring a gourmet menu and captivating performances, much like the social gatherings depicted in 1923.



Envision evenings filled with laughter, music, and the aroma of delicious food, just as the Duttons would have enjoyed."



- Fine Dining
- Wine Bar
- Distillery



LUXURY VENUE: ENTERTAINMENT



Live Entertainment

Intimate setting for live music, comedy, and other entertainment, reminiscent of the lively gatherings at the Yellowstone Dutton Ranch.



Comedian

Conferences,
Corporate Events,
Gatherings



Ted Talks

State of the Art Sound
and Lighting
Music



A CULTURAL TAPESTRY: A MUSEUM TRIBUTE TO MONTANA

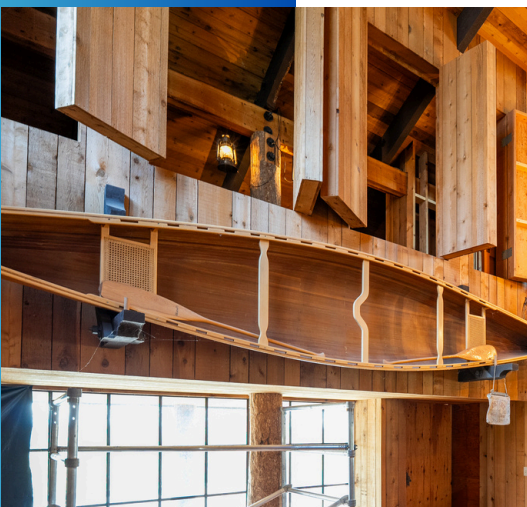


"The Stray Moose has the potential to become a beacon of culture and community, much like the importance of the Dutton Ranch to the surrounding area in Yellowstone.



Imagine this property can serve as a gathering place for locals and visitors alike, a place to celebrate Montana's rich history and vibrant culture."

Explore interactive exhibits showcasing Montana's rich history, including the stories of Native American tribes



Discover the stories of pioneers, explorers, and visionaries who shaped the landscape of this extraordinary state.

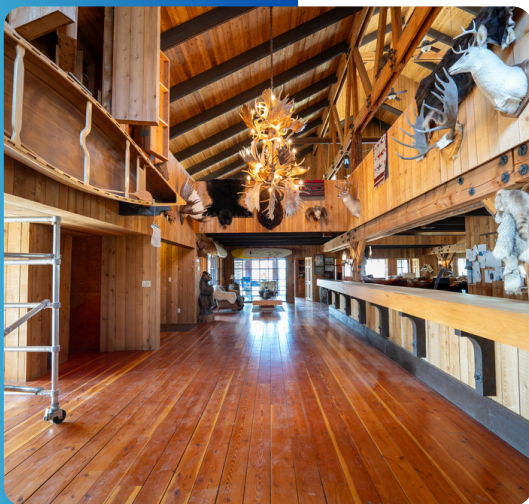


A CULTURAL TAPESTRY: MONTANA'S TRIBAL HERITAGE



Tribal Office & Cultural Center

The Native Tribes of Montana deserve to be honored, remembered, and celebrated. The Stray Moose Building, with its large, gorgeous wood design, offers a natural connection to Montana, where a tribal center could offer so much for its people.



A gathering place for the Little Shell or other tribal community, fostering a sense of community and cultural preservation, much like the importance of family and tradition within the Dutton family in Yellowstone.



Offering spaces for cultural education, youth programs, and administrative functions.

Preserving and celebrating tribal traditions and heritage.



YOUR OWN VISION: CREATE YOUR LEGACY!

It's a blank slate!

The Stray Moose Building offers endless possibilities for your entrepreneurial vision. This property is more than just real estate; it's a blank canvas for creating something unique. The versatility of this space is bound to excite you, just as the Dutton Ranch's multiple purposes have intrigued generations.

Its prime location and historic charm evoke the rugged beauty of the Montana landscape

Versatile space suitable for various businesses.

Opportunity to create a thriving business and contribute to the local community, much like the Duttons have done in Yellowstone.

"Contact me today to explore the endless possibilities of

3 Anaconda Hills Drive, Black Eagle, MT.

Let's work together to bring this historic gem back to life and create a legacy that will endure for generations."





Property Report

3 Anaconda Hills Dr, Black Eagle, MT 59414

Extended Property Facts

Interior Details

1st Floor Finished	8682 sq ft
Basement Unfinished	9882 sq ft
Building Perimeter	546 sq ft
Porch - Open	495 sq ft
Mezzanine Finished	4260 sq ft

Exterior Details

Topography	Level grade
Neighborhood Code	202.008.D
Water	Municipal
Sewer	Municipal

Other Details

Building Condition	Average
Asphalt Paving	1200

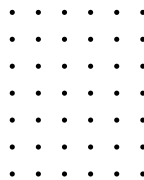
Owner Information

Owner Name (Public)	STRAY MOOSE PRODUCTIONS
Mailing Address	3 Anaconda Hills Dr Black Eagle MT 59414-1211
Vesting	Company/Corporation
Multi-Parcel ID Address	3001302-3016-06-1-01-09-4000
Number of Tenants	3
Tenants Average Days In Business	12 years and 333 days

Legal Description

Parcel Number	02-3016-06-1-01-09-4000
Tax ID	0002619980
County	Cascade County
Census Tract	300130101.002003
Carrier Route	C079
Abbreviated Description	LOT:1,2 SEC/TWN/RNG/MER:SEC 06 TWN 20N RNG 04E S06, T20 N, R04 E, IMPS ONLY ON TR 3, COS #3732, IN LOTS 1 & 2
FIPS Parcel Number	3001302-3016-06-1-01-09-4000
Building Name	STRAY MOOSE PRODUCTIONS
General Use	Retail Stores NEC
Overall Use	RETAIL
Is Multi Parcel	Y
Current Use	Retail Stores (Personal Services)





Property Report

3 Anaconda Hills Dr, Black Eagle, MT 59414

Property Use Risk Score	C
Financial Risk Score	91
Local Area Credit Risk Score	C
Special Risk Characteristics	TENANTS IN BUSINESS OVER 10 YRS ON AVG - LOWER RISK

Assessed Values

Date	Improvements	Land	Total	Tax
2024	—	—	\$922,370	\$10,072
2023	—	—	\$922,370	\$10,211
2022	—	—	\$756,970	\$9,161
2021	—	—	\$756,970	\$9,248
2020	—	—	\$785,140	\$9,838
2019	—	—	\$785,140	\$9,335
2018	—	—	\$673,190	\$8,248
2017	—	—	\$673,190	\$7,945
2016	—	—	\$712,460	\$15,356
2015	—	—	\$712,460	\$7,167
2014	—	—	\$590,444	\$7,481
2013	—	—	\$582,385	\$7,529
2012	—	—	\$574,561	\$7,419
2011	—	—	—	—

Financial Details

Adjusted Prop. Value	\$922,370
Default History	NO DEFAULTS IN AVAILABLE RECORDS
New Applicant Underwriting Score	91
Property Use Reliability Score	91



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1/22/2025





Traffic Counts



Daily Traffic Counts: Up to 6,000 / day 6,001 – 15,000 15,001 – 30,000 30,001 – 50,000 50,001 – 100,000 Over 100,000 / day

1

632

2022 Est. daily traffic counts

Street: Smelter Avenue Northeast
Cross: 23rd St NE
Cross Dir: E
Dist: 0.05 miles

Historical counts

Year	Count	Type
2021	1,788	AADT
2020	451	AADT
2019	485	AADT
2018	642	AADT

2

847

2024 Est. daily traffic counts

Street: SMELTER AVE
Cross: 23rd St NE
Cross Dir: E
Dist: –

Historical counts

Year	Count	Type
2021	847	AADT
2020	847	AADT
2019	847	AADT
2018	847	AADT

3

19,308

2022 Est. daily traffic counts

Street: River Drive North
Cross: 19th St N
Cross Dir: NW
Dist: 0.08 miles

Historical counts

Year	Count	Type
2021	15,245	AADT
2020	13,850	AADT
2019	15,186	AADT
2018	15,394	AADT

4

16,056

2024 Est. daily traffic counts

Street: RIVER DR
Cross: 19th St N
Cross Dir: NW
Dist: –

Historical counts

Year	Count	Type
2021	16,056	AADT
2020	16,056	AADT
2019	16,056	AADT
2018	16,056	AADT

5

5,275

2024 Est. daily traffic counts

Street: 25th St N
Cross: Pasta Pl
Cross Dir: N
Dist: –

Historical counts

Year	Count	Type
2016	5,605	AADT
2015	5,221	AADT
2014	5,339	AADT
2013	4,710	AADT
2012	4,987	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)



This booklet provides a glimpse into the diverse opportunities that await at 3 Anaconda Hills Drive, Black Eagle, MT. This historic property uniquely blends history, elegance, and versatility. It is ideal for various ventures, much like the Dutton Ranch in Yellowstone.

We aim to showcase the Stray Moose Building's versatility and inspire potential partners and investors to explore its unique potential. The building draws inspiration from the family's enduring legacy and the spirit of the American West.



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