



COLDWELL BANKER

DISTINCTIVE
PROPERTIES



OFFERING MEMORANDUM

Discover an exceptional investment opportunity in Lewistown, Montana, featuring a Class "B" office facility in excellent condition. This 30,000+ square foot, single-story building, built in 2004 and renovated in 2015, serves as a regional field office for the Bureau of Land Management (BLM), a reliable and long-term tenant with a lease extended through January 2030. Conveniently located on the Eastern edge of Lewistown with easy access from U.S. Hwy 87 and MT 200, this field office and warehouse serves 750,000+ acres of public land spanning across eight Montana counties, and provides a central hub for its fieldworkers and law enforcement. This is a rare opportunity to acquire a high-quality, income-producing asset with a government-backed lease.

FOR MORE INFORMATION | KATHARINE HAMILTON | 406.599.3386 | KATHARINE@KHREMT.COM
NO INQUIRIES TO BLM OR ITS EMPLOYEES; LISTING AGENT ONLY.

OFFERING SUMMARY

- SALE PRICE: \$6,440,000
- CURRENT TENANT SINCE 2004
- CURRENT LEASE THROUGH 2030
- CAP RATE: 6.25%
- NOI: \$402,733
- LOT SIZE: 5.92
- BUILDING SIZE: 30,000+ SF
- ZONING: C-3 HIGHWAY COMMERCIAL
- PARKING SPACES: 85+
- YEAR BUILT / REMODELED: 2004 / 2015
- NUMBER OF BUILDINGS: 2
- NUMBER OF FLOORS: 1
- HIGHWAY VISIBILITY

C-3 HIGHWAY COMMERCIAL

A DISTRICT TO PROVIDE AREAS FOR RETAIL AND SERVICE ENTERPRISES THAT REQUIRE LARGE LOTS AND/OR ACCESS TO PRIMARY HIGHWAY ROUTES.



920 NE MAIN
LEWISTOWN, MT

FULLY LEASED INVESTMENT OPPORTUNITY

920 NE MAIN STREET | LEWISTOWN, MT 59457



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PROPERTY HIGHLIGHTS

- **Long-Term U.S. Government Tenant:** The property is anchored by the Bureau of Land Management (BLM), a reliable and long-term tenant with a lease extended through January 2030, ensuring consistent and secure income.
- **High-Quality Facility:** The building is in excellent condition, equipped with city water and sewer, and fully sprinklered for safety. The facility also features modern amenities including a security system, signage, storage space, reception area, and air conditioning.
- **Energy Star Certified:** This building is Energy Star certified, meeting strict energy efficiency guidelines set by the U.S. Environmental Protection Agency. This certification not only reduces operating costs but also demonstrates a commitment to sustainability, making it an attractive choice for environmentally conscious tenants and investors.
- **Ample Parking:** The property includes 85+ parking spaces, making it convenient for tenants and visitors alike.
- **Strategic Location:** Positioned on 5.92 acres of land within the C3 - Highway Commercial zoning district, the property offers easy access and visibility from major highways, making it a highly desirable location for businesses.
- **Strong Financials:** With a 6.25% cap rate, this property delivers a solid return on investment, backed by the security of a government lease.

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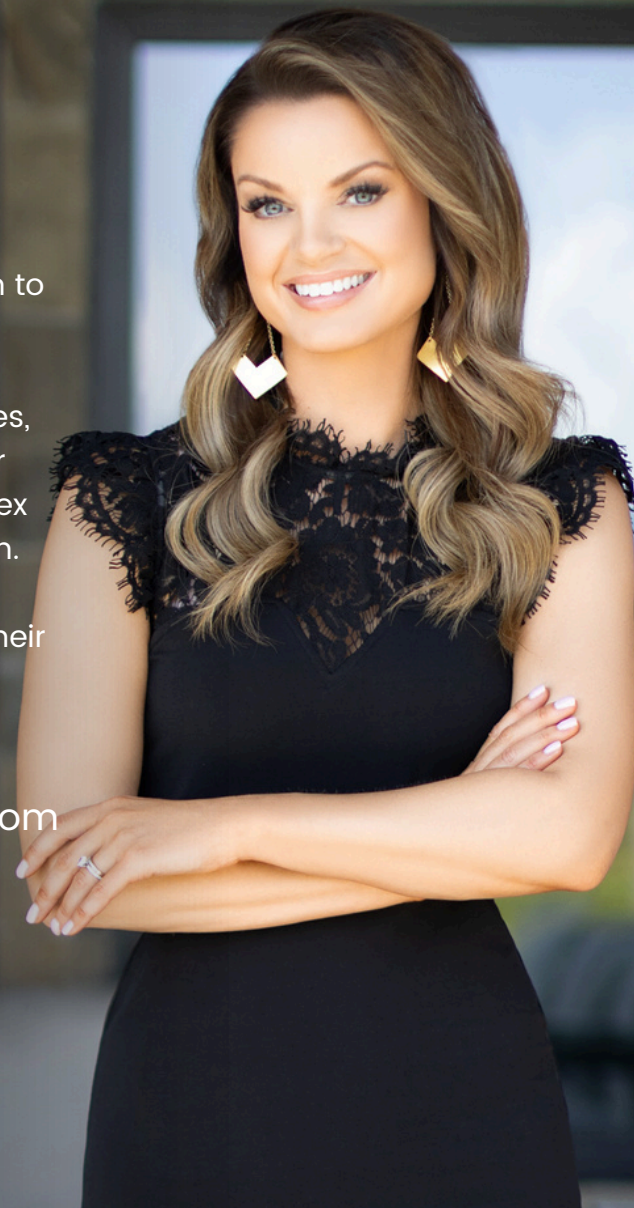
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KATHARINE HAMILTON, ESQ.

Montana Licensed Attorney & REALTOR®

Katharine Hamilton transitioned from a successful career in litigation to become a sought-after Realtor specializing in residential and commercial real estate. Before becoming an agent, Katharine represented high-profile clients in complex transactions, civil disputes, mediation, and real estate matters. Her legal background equips her with exceptional negotiation skills, a unique understanding of complex legal documents, and a commitment to diligent client representation. A long-time resident of Bozeman, Montana, Katharine and her husband actively invest in residential and commercial real estate. Their success fuels her passion for helping others build wealth, optimize investments, and achieve financial security through real estate.

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KATHARINE HAMILTON
REAL ESTATE



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