



1 4 1 9 O L D H A R D I N R D



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Real Estate Broker  
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MLS# 358432



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



**Commercial**  
**ML# 358432 Active**

**1419 Old Hardin Road**  
**Billings, MT 59101**

**LP \$769,900**

Type:	<b>Retail</b>	# Parking:	
Area:	<b>(03) Lockwood/Emerald Hills</b>	# Bldgs:	
County:	<b>Yellowstone</b>	# Stories:	<b>2</b>
Subdiv:	<b>NA</b>	Alley:	<b>No</b>
Zoning:	<b>Heavy Commercial</b>	Ceil Hgt:	<b>8</b>
Year Built:	<b>2003</b>	Sidewall:	
# Wtr Metr:		# Amps:	
# Elec Metr:		Volts:	
Gross SqFt:	<b>4,200</b>	Road Front:	<b>0</b>
Office SqFt:	<b>2,100</b>	Sh/Whse SqFt:	<b>0</b>
Acres:	<b>0.000</b>	Alley:	<b>No</b>
Taxes:	<b>\$3,489</b>	SID Payoff:	<b>\$0</b>
Tax ID:	<b>D05473A</b>		

**New Listing!**



**Public Remarks:** Rare mixed-use opportunity in Lockwood, MT with heavy commercial zoning, legally approved for cannabis retail and manufacturing. Ideally located just off the interstate backing directly to it, and with strong visibility and access, positioned at the 4-way stop at US Hwy 87 E and Old Hardin Road. The main level is well-suited for a variety of commercial uses, while the upper level features a 3-bedroom, 2-bath apartment, perfect for owner-occupancy or added rental income. The property is up to code with key mechanical upgrades already completed, offering a solid foundation for your vision. With a touch of cosmetic improvements, this space can truly stand out. A unique chance to invest, operate, and grow in a high-demand, high-exposure location.

**Directions:** Exit 452 on I 90, left on Baxter at 4 way stop

**Business Information**

Bus Type:			
Gross Inc:	Oper Exp:	Net Inc:	<b>\$0</b>
Franchise:	Restr:	Insur:	Year Est:
		<b>Lease Information</b>	CAP Rate:

Type:	Leased:	<b>No</b>	Amount:	Deposit:
From:	To:		Leased Equipmt:	
Retail \$/SqFt:	Office \$/SqFt:		Sh/Whse \$/SqFt:	

**Legal Description:** S26, T01 N, R26 E, C.O.S. 3529, PARCEL 1, (14)

Built Info:	<b>Existing</b>	Present Use:	
Prkg Desc:	<b>Gravel</b>	Misc/Equip:	
Road Surf:		Occupancy:	
Bldg Type:		Heating:	<b>Propane</b>
Loading:		Cooling:	<b>Mini Split</b>
Construction:		Sewer:	<b>Septic Tank</b>
Roof:		Water:	<b>Public</b>
Sales Includes:			

**PARTICULAR**  
*Real Estate*

**kw** YELLOWSTONE  
 PROPERTIES  
 KELLERWILLIAMS®   

Each office is independently owned & operated.



# FREQUENTLY ASKED QUESTIONS

1419 Old Hardin Rd

## PROPERTY DETAILS

Beds: 3  
 Full Baths: 3  
 Half Baths: 0  
 Heating: Propane  
 Cooling: Mini Splits  
 Water Source: Public  
 Sewer: Septic  
 Garage: Extra storage with door  
 Appliances includes: Refrigerator, oven/range, dishwasher, washer & Dryer

Underground Sprinklers: None  
 Fenced: Partially  
 Alley Access: No  
 Internet: Spectrum

## ADDITIONAL INFORMATION

Retail Currently leased? Vacant  
 Who are the current utility providers being used? Silvertip Propane  
 Northwestern Electric  
 Billings Public Works Water



### Additional Features:

Is there any leased equipment on the property? Propane Tank \$125 yearly  
 Has your property been a rental? Yes with retail  
 Is there an alarm? Yes  
 Does the home have audio/video? None  
 Does the home have detection devices? Yes Smoke & Carbon  
 Do you have pets? None

Have you done any updating to the home since you bought it? Yes brought commercial space up to required zoning for retail & manufacturing cannabis. Updated Electrical, Added mini splits, new water heater & furnace. Added weather coating to roof along with gutters and ice sheilds.

## APPROXIMATE AGE OF APPLIANCES

Dishwasher	4+ years	Washer & Dryer	4+ years
Microwave	4+ years	Water Heater	2024
Stove	4+ years	Roof- Asphalt	4+ years
Refrigerator	4+ years	Furnace	2024

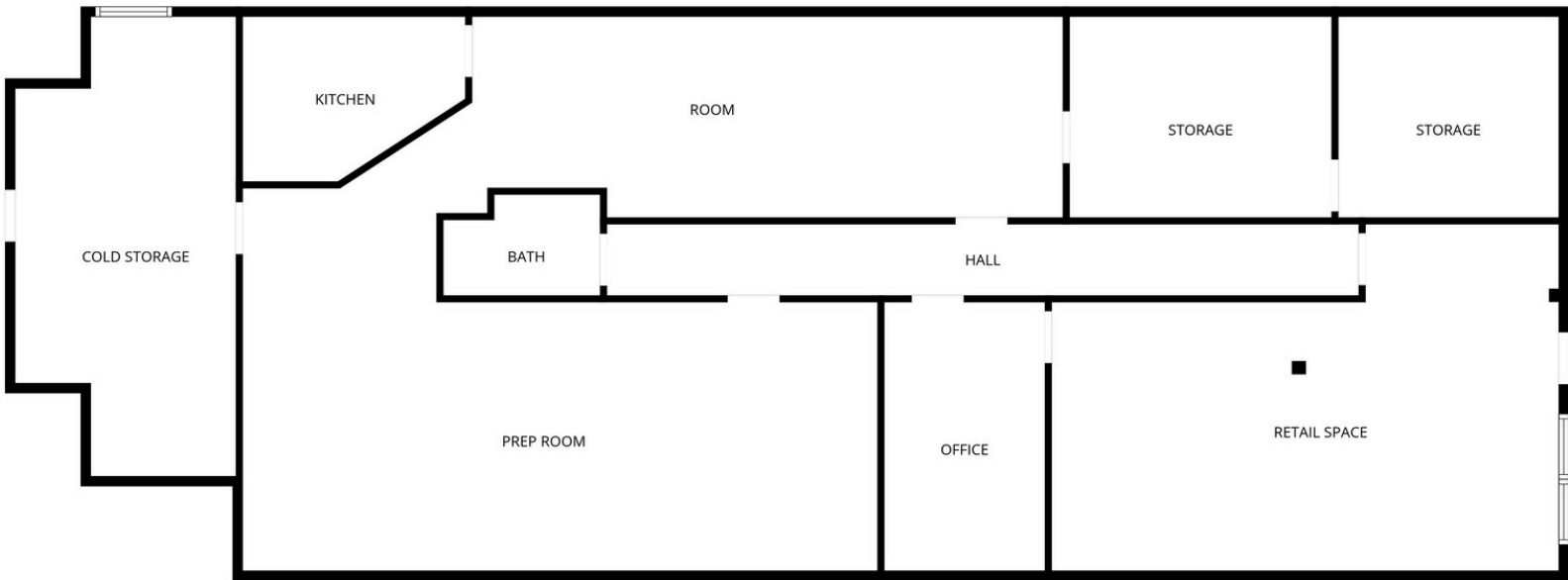


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\*All information is believed to be correct and accurate, however it is the buyer and the buyer's agent's responsibility to verify all information found on this sheet and do their own due diligence

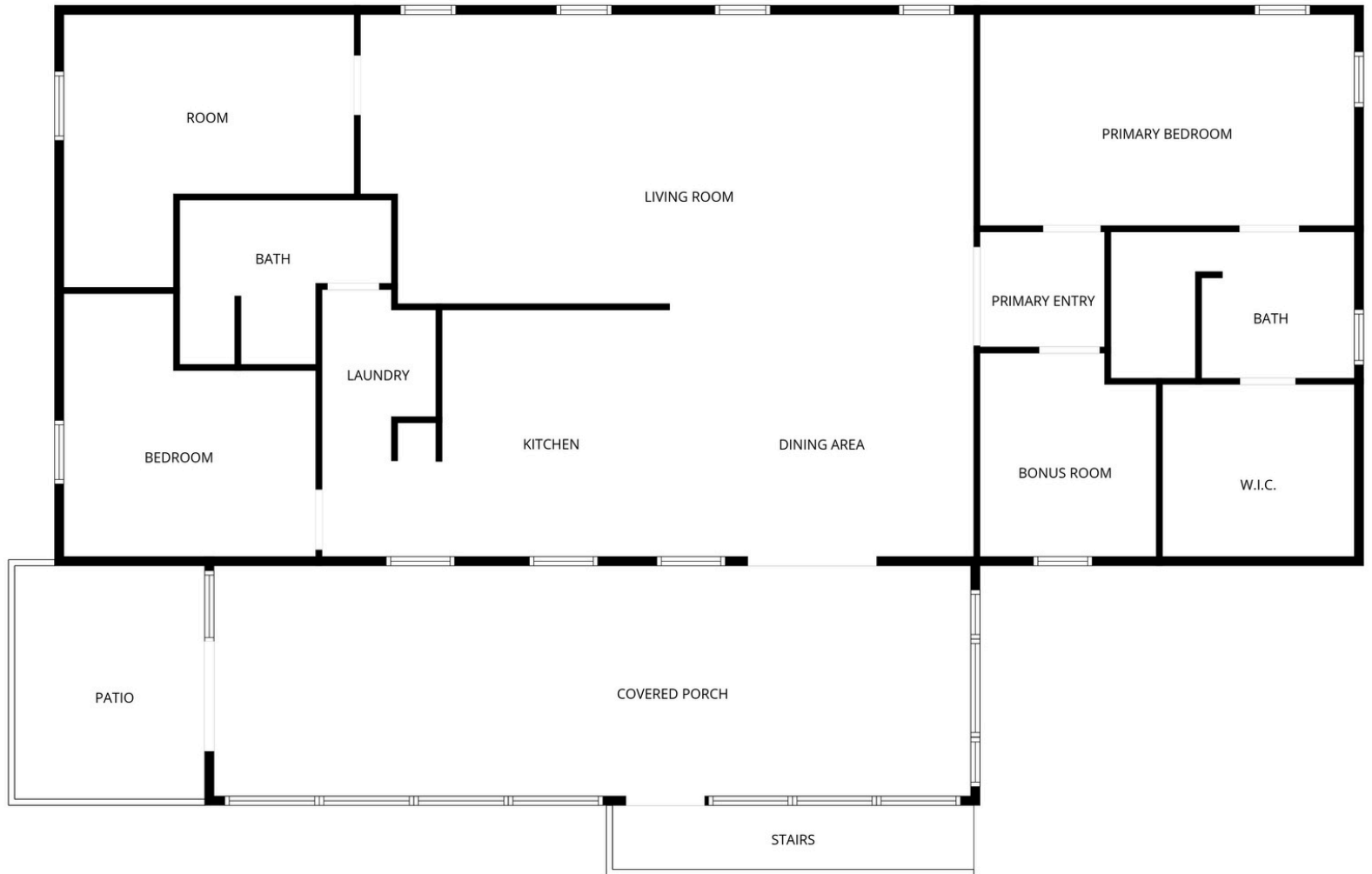


# Main Story Floor Plan



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

# 2nd Story Floor Plan



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