

# CORDER

AND ASSOCIATES, LLC



*Cut Bank Creek Brewery*  
315 E. Railroad St., Cut Bank, MT 59427

*Offered at \$299,000*



*Presented Exclusively by*  
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# Property Information

**Lot Size:** 0.4 deeded acres

**Taxes:** \$2,257.95 (2025)

**Legal:** RUDE SHEET METAL MINOR, S12, T33 N, R06 W, M & B TR IN SW4NE4, SE 6' LT 2

**Year Built:** 1999

**Square Footage:** 3,324

**HVAC:** Gas forced air; Central air conditioning

**Available for separate purchase:** Liquor license; Brewery equipment

**Zoning:** Commercial

## Executive Summary

Positioned in a high-visibility location along a well-traveled corridor, this versatile commercial property presents a rare opportunity for entrepreneurs and investors alike. Located in the heart of Cut Bank, Montana, and just one hour from Glacier National Park, this property benefits from both consistent local traffic and a steady stream of tourism-driven visitors. Originally established as Cut Bank Creek Brewery, the building offers approximately 3,324 square feet of adaptable space on 0.4 acres, with commercial zoning that allows for a wide variety of business ventures. The layout is functional and inviting, making it ideal for immediate operation or redevelopment into a new concept. There is an option to purchase the brewery equipment and the liquor license. This property offers incredible flexibility for a range of business concepts, including:

- Brewery, taproom, or distillery
- Restaurant, café, or coffee shop
- Bar, lounge, or entertainment venue
- Retail storefront or boutique
- Event venue or gathering space
- Daycare or play center
- Tourism-based business or outfitter hub
- Office or co-working space
- Fitness, wellness, or studio space
- Gallery or creative workspace
- Specialty production or light manufacturing

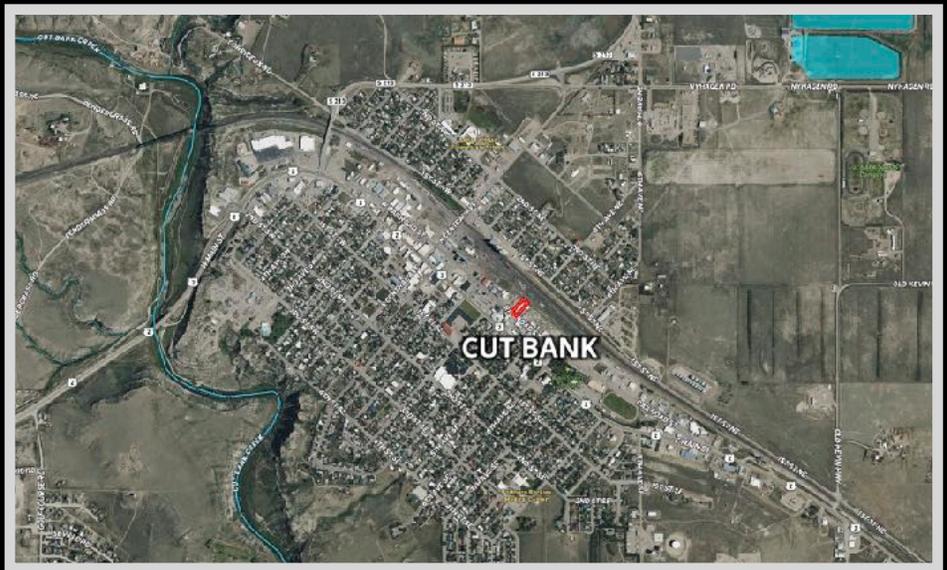
Cut Bank sits along a key travel route in Montana's Golden Triangle, surrounded by agriculture, energy development, and outdoor recreation. With Glacier National Park just an hour away, this area draws visitors from across the country and around the world, creating a strong opportunity to capture seasonal and year-round traffic alike. Nearby attractions include Glacier National Park, Tiber Dam & Lake Elwell, and the Rocky Mountain Front. Whether you're looking to continue a successful brewery operation or bring a new vision to life, this property offers the visibility, flexibility, and location to support your goals. With strong traffic exposure and proximity to one of Montana's most iconic destinations, the possibilities here are truly limitless.



Experience this property virtually!

## *Local Area*

Cut Bank, Montana offers the majestic Rocky Mountains on one side and cultivated fields rolling with waves of golden wheat on the other. As part of Montana's productive Golden Triangle, the Cut Bank community is predominately supported by agriculture although there are surrounding small gas and oil wells that boost economy as well. The town was named for the creek running just on the outskirts, the same creek that Meriwether Lewis traveled up with a group of men in the early 1800's on their famous



expedition. This area is home to many western adventures with the Rocky Mountain front staging the backdrop. Glacier National Park is a mere hour away. The coveted area nicknamed the "Crown of the Continent" for obvious reasons offers gems and views of gold in the state of Montana. With over 700 miles of trails through pristine forests, alpine meadows sprinkled with bright lovely wildflowers, rugged and tenacious mountains and spectacular sparkling lakes. the historic chalets and lodges for a walk back in time or backpack, cycle, hike, or camp. While taking in the astounding sights of the glacier carved peaks and valleys, set your binoculars on a diverse range of wildlife of Big Horn Sheep, Mountain Goats, deer, Elk, Ptarmigan, and both Black and Grizzly Bear. This highway to heaven is a tough one to ever forget. Experience international travel with the Canadian border a short drive away. For the outdoor enthusiast, this area provides excellent hunting and fishing. Hunt deer, Elk, Antelope, and Big Horn Sheep or upland birds such as Pheasant, Sharptail Grouse, ducks, and geese. Rainbow Trout, Cutthroat, Grayling, Northern and Walleye Pike are the various fish that are popular catches. Fly fish, ice fish, of spin cast on the many lakes, streams, and rivers that are nearby.

## *Area Attractions*

### **Tiber Dam-Lake Elwell**

Hidden away like a prize just east of Shelby, Montana lies a versatile recreational area that provides a place to make golden memories and enjoy Montana scenery and leisure. Tiber Dam-Lake Elwell boasts year-round angling for Walleye, Northern and Sauger Pike, native Trout, Ling, Perch, and others. Try out bow fishing for carp that frequently exceed 20 pounds! Along with many campgrounds and picnicking areas, there are over 178 miles of shoreline to appease swimmers and boaters alike. Five well-maintained boat ramps make it convenient and easy to get your boat in the water. Take in the spectacular windblown sandstone formations and one of the largest earthen dikes in the world over three miles long! Relish in the surrounding area's excellent hunting for Mule and White-Tailed deer, antelope, upland game birds, waterfowl, and varmints. Birdwatching is a popular activity as well. Experience some of Montana's best at the Tiber Dam-Lake Elwell marina!



### **Fishing the Marias River**

*The Marias River gently meanders for more than 60 miles through the rolling prairie before it spills into Lake Elwell. It is marked by the soft shale and sandstone bluffs that flank the river. Both cold water and warm water species can be found here, but it is primarily a warm water fishery near Tiber Reservoir. Walleye is the most abundant game fish, and every summer, there is a fishing tournament to declare the best fisherman. Walleye use the upper portion of the Marias for spawning thus the population remains in the river throughout the summer. Cold-water game fish such as Rainbow Trout and mountain whitefish inhabit this portion of the Marias but are lower in numbers. Northern pike, yellow perch, and burbot are other fish species that anglers seek. The non-game fish that inhabit these waters include common carp, Flathead chub, lake chub, emerald shiner, fathead minnow, longnose dace, and Rocky Mountain sculpin.*

### **Sweet Grass Hills**

*Located in north-central Montana along the Canadian border, the Sweet Grass Hills are an isolated mountain range that invites hiking and wildlife viewing of deer, antelope, elk, fox, golden eagles, and grouse! The Sweet Grass Hills are comprised of three buttes: the West Butte, Middle Butte, and East Butte. Hardly hills, these towering peaks reach 3,000' in elevation! The Hills are a result of igneous activity that occurred about 50 million years ago. Take the Sweet Grass Hills Backcountry Drive for 66 miles of remote and unique scenery.*

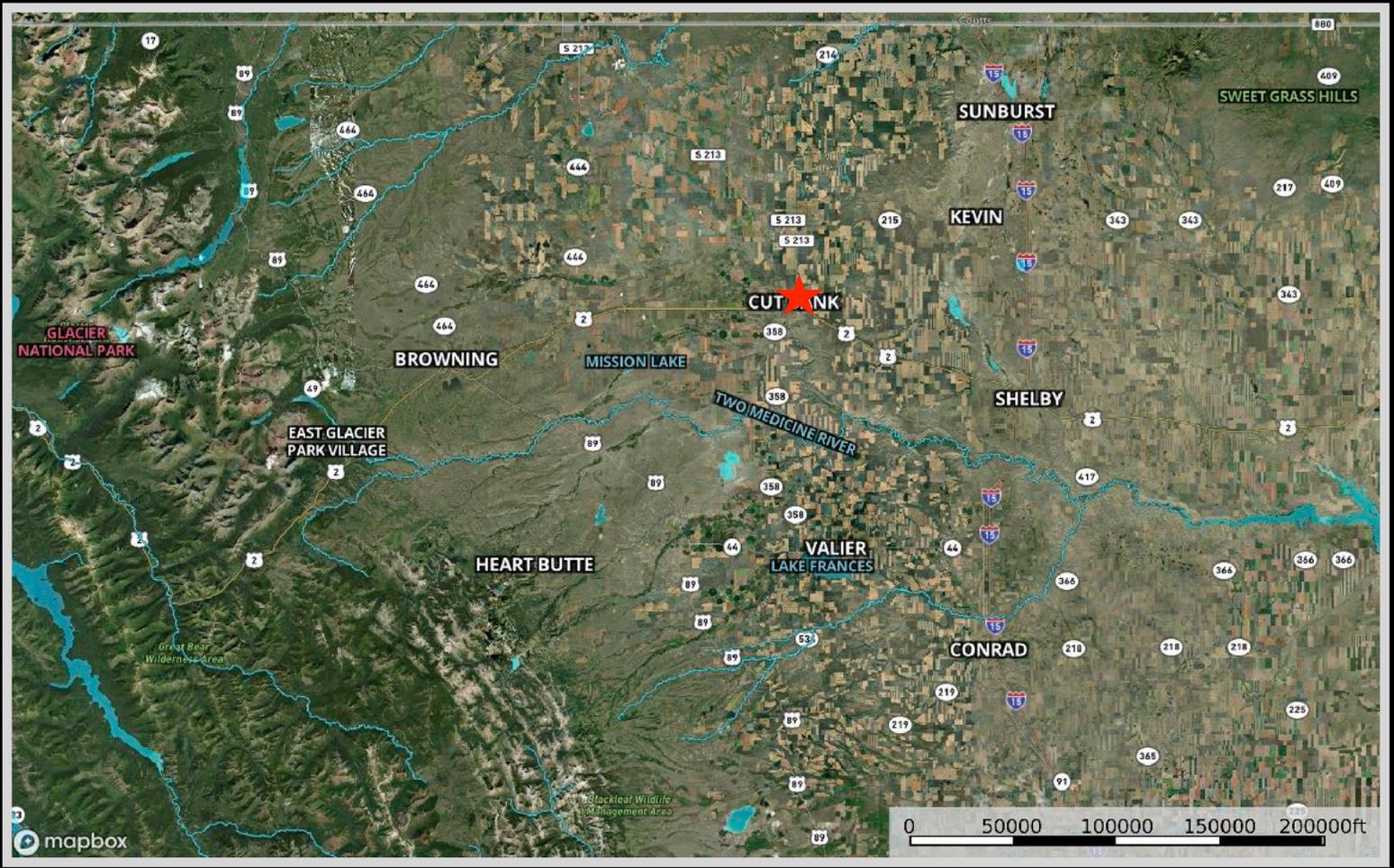
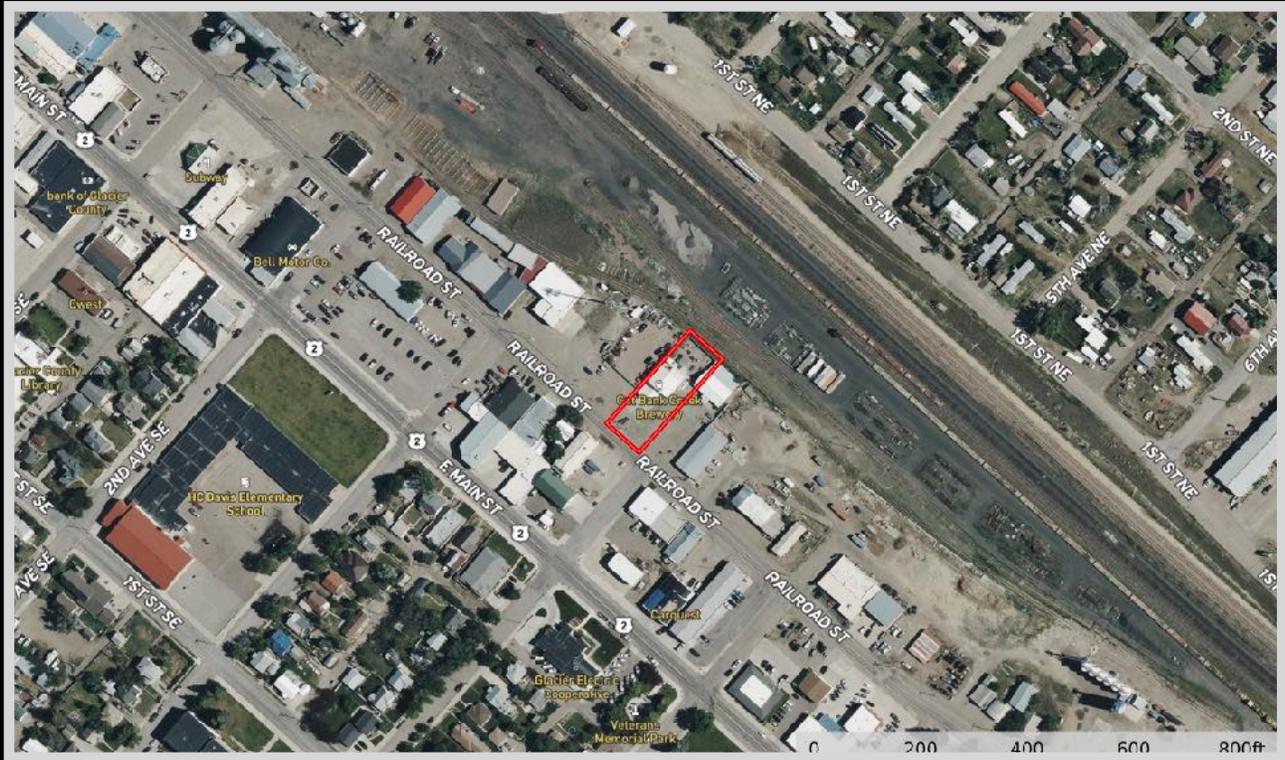
### **Fishing and Hunting the Rocky Mountain Front**

*This area is home to the Rocky Mountain Front where wildlife and fish species are more diverse than any other state. The ideal habitat sees grizzly and black bears, elk, mule, and white-tailed deer, and antelope. The drainages and foothills provide cover, coulees, and water for superb mule and white-tailed deer hunting. The area offers some of the most prime bow hunting for white-tailed hunting in the entire state.*

*The waters in the lakes, ponds, rivers, and streams attract waterfowl species as they migrate along two routes in this area. Expect to see ducks, geese, and swans. Commonly hunted are pheasants, Hungarian Partridge, and sharp-tailed grouse. Upland game birds such as Rough Grouse, Blue Grouse, and Spruce Grouse can be found on National Forest land.*



# Property Maps



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