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Dynamic Historic Building in Downtown Dillon, MT

28 South Montana Street
Dillon, Montana

±21,882 SF in Downtown Dillon, Montana
Office/Retail/Commercial Kitchen

Exclusively listed by:

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Opportunity Overview

SterlingCRE Advisors is pleased to present 28 South Montana Street in Dillon, Montana — a rare opportunity to acquire a prominent, character-rich commercial building in the center of Dillon’s historic downtown district. Offering approximately ±21,882 square feet across two levels and a basement, this architecturally distinctive property was originally constructed in 1910 and stands as one of the city’s most recognizable structures.

Situated on a ±0.20-acre parcel with C-3 Central Business District zoning, the property allows for a wide range of commercial uses, including office, retail, restaurant, gallery/showroom, or live-work conversions. The building enjoys excellent street visibility and multiple access points from South Montana Street and East Glendale Street, placing it within walking distance of local shops, dining, and essential services.

With its combination of historic appeal, generous square footage, and adaptable layout, 28 South Montana Street is ideally suited for adaptive reuse. Investors can explore multi-tenant leasing opportunities targeting small businesses and creative professionals, while owner-users may envision a transformative project such as a boutique hotel, food hall, or community-oriented facility.

As Dillon continues to grow as a commercial and lifestyle destination in Southwest Montana, this property offers a compelling investment with both income potential and cultural significance. Whether preserved and repurposed or creatively redeveloped, 28 South Montana Street presents a unique chance to anchor a revitalized downtown corridor.

Address	28 South Montana Street Dillon, Montana 59725
Purchase Price	\$1,725,000 (\$78.83/SF)
Property Type	Office/Retail/Restaurant
Total Acreage (per Cadastral)	±0.20 Acres (±8,625 SF)
Building Size (per Cadastral)	±15,028 SF Above Grade ±6,854 SF Below Grade Total: ±21,882 SF
Features	Reception/Lobby Two (2) kitchen areas Retail counter service station Private offices, bullpen Conference rooms Break rooms Multiple Ingress/Egress points Sprinkled Gas and Radiant Heat

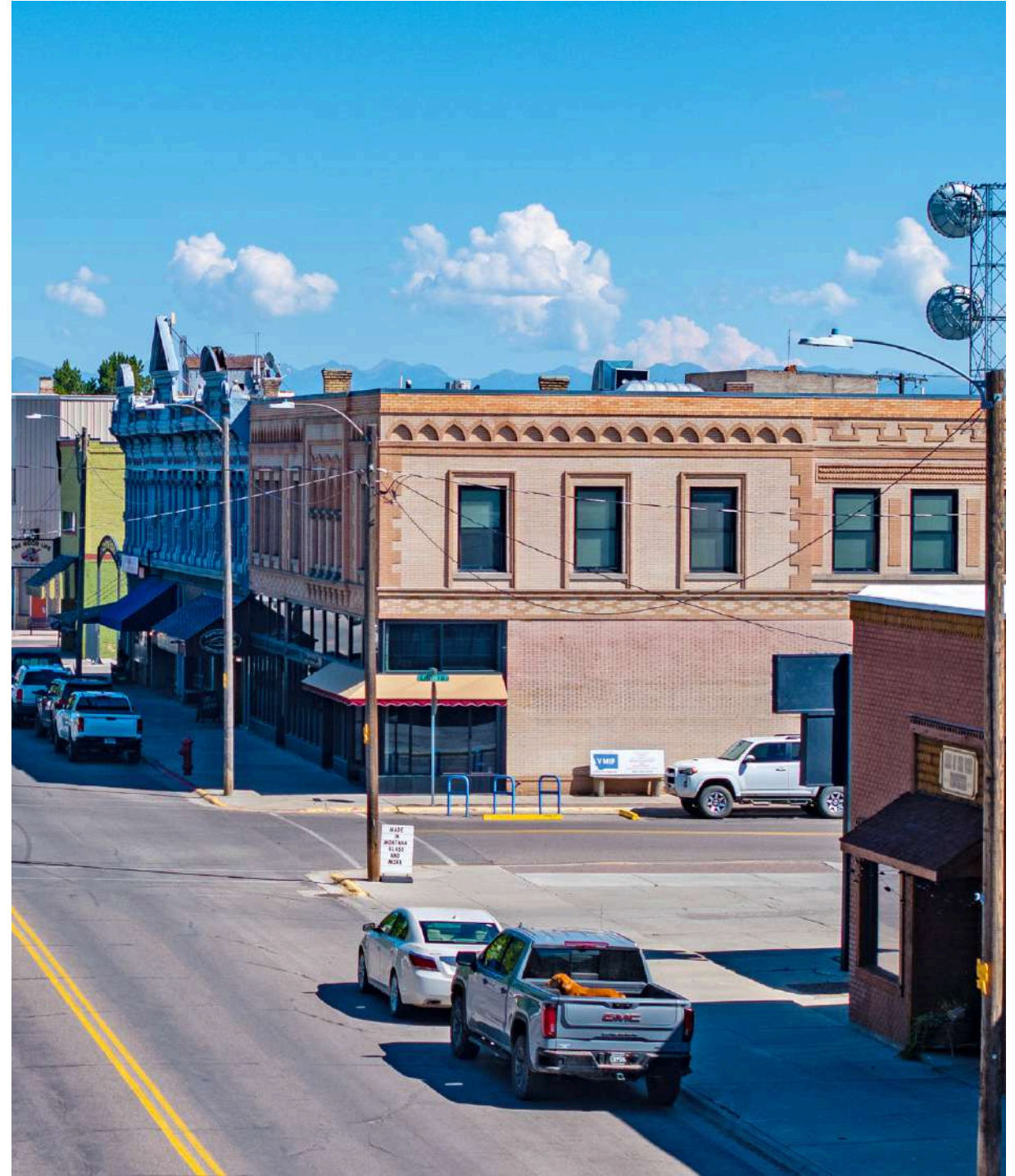
Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [Video](#)

Note: If there are issues with video launch, you may need to update your PDF software or use the links above



Interactive Links

28 South Montana Street

\$1,725,000 (\$78.83/SF)

Building SF	±15,028 SF Above Grade ±6,854 SF Below Grade Total: ±21,882 SF
Geocode	18-0326-19-2-52-13-0000
Year Built/Renovated	1910/2012
Zoning	City of Dillon C-3 (Commercial)
Access	South Montana Street, East Glendale Street
Services	City Water & Sewer
Taxes	\$14,366.12 (2025)
Parking	Public Street Parking
Traffic Count	2,549 Vehicles Per Day (2024 AADT)
Interstate Proximity	± 1 Mile (I-15 Interchange)





Prime Location – positioned on South Montana Street in the heart of downtown Dillon



Historic Downtown Building – built in 1910 with classic architectural character



C-3 Central Business District Zoning – allows for a wide variety of commercial uses



Investment or Owner-User Opportunity – adaptable layouts for multiple tenancy or single-user occupancy

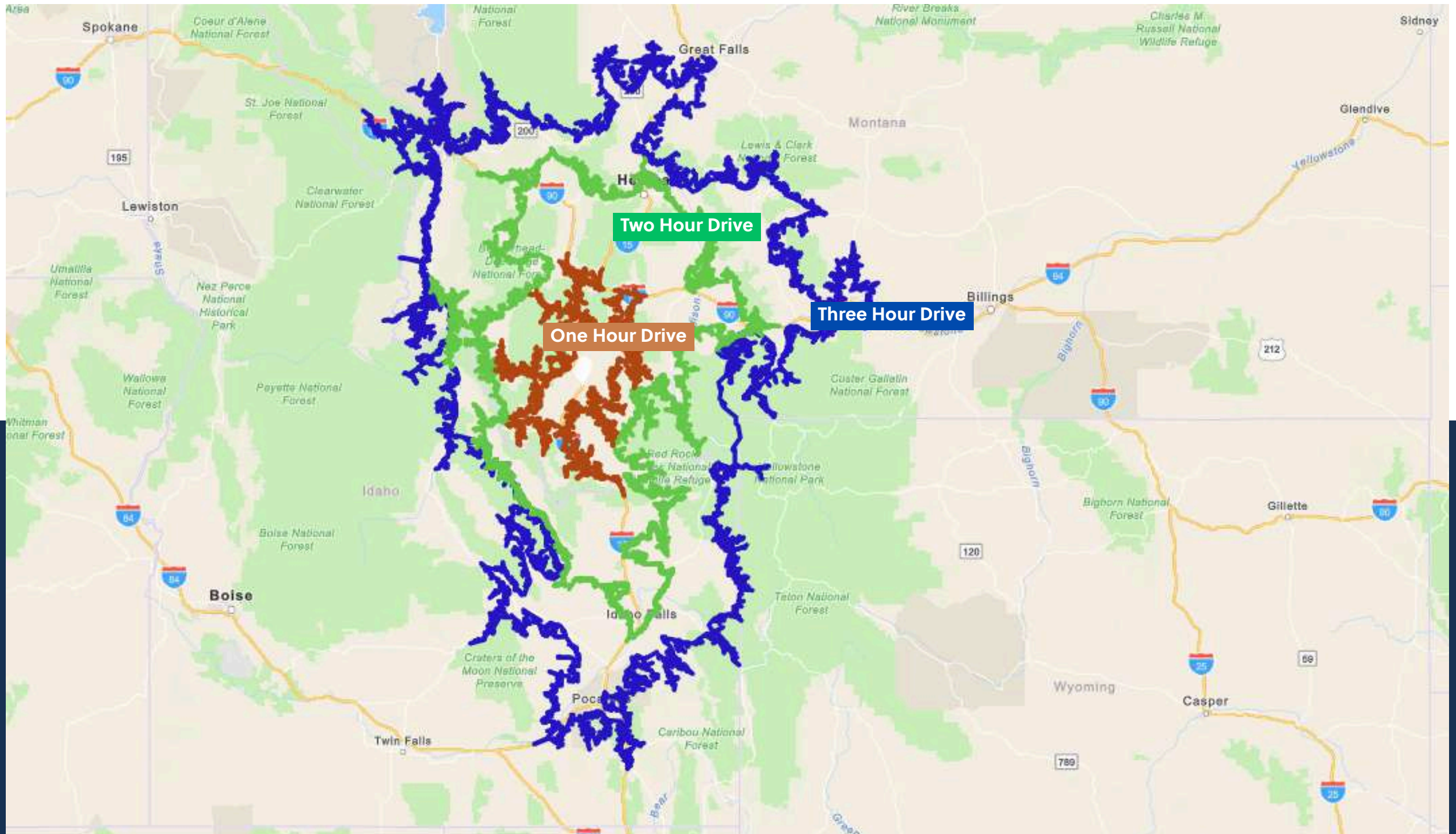


Large Downtown Footprint – rare ±0.20-acre parcel with significant building size in Dillon's commercial core

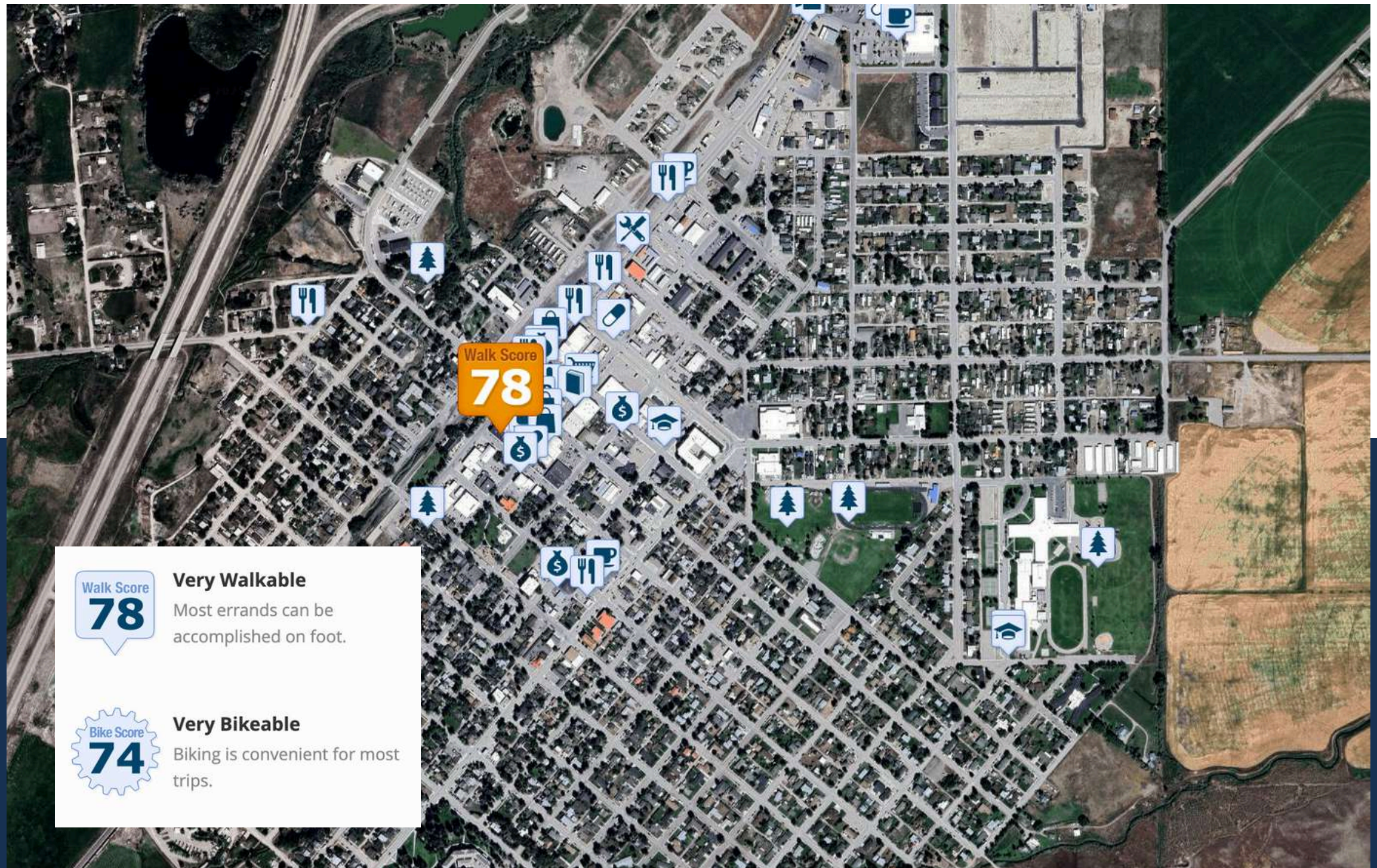
LOCATION

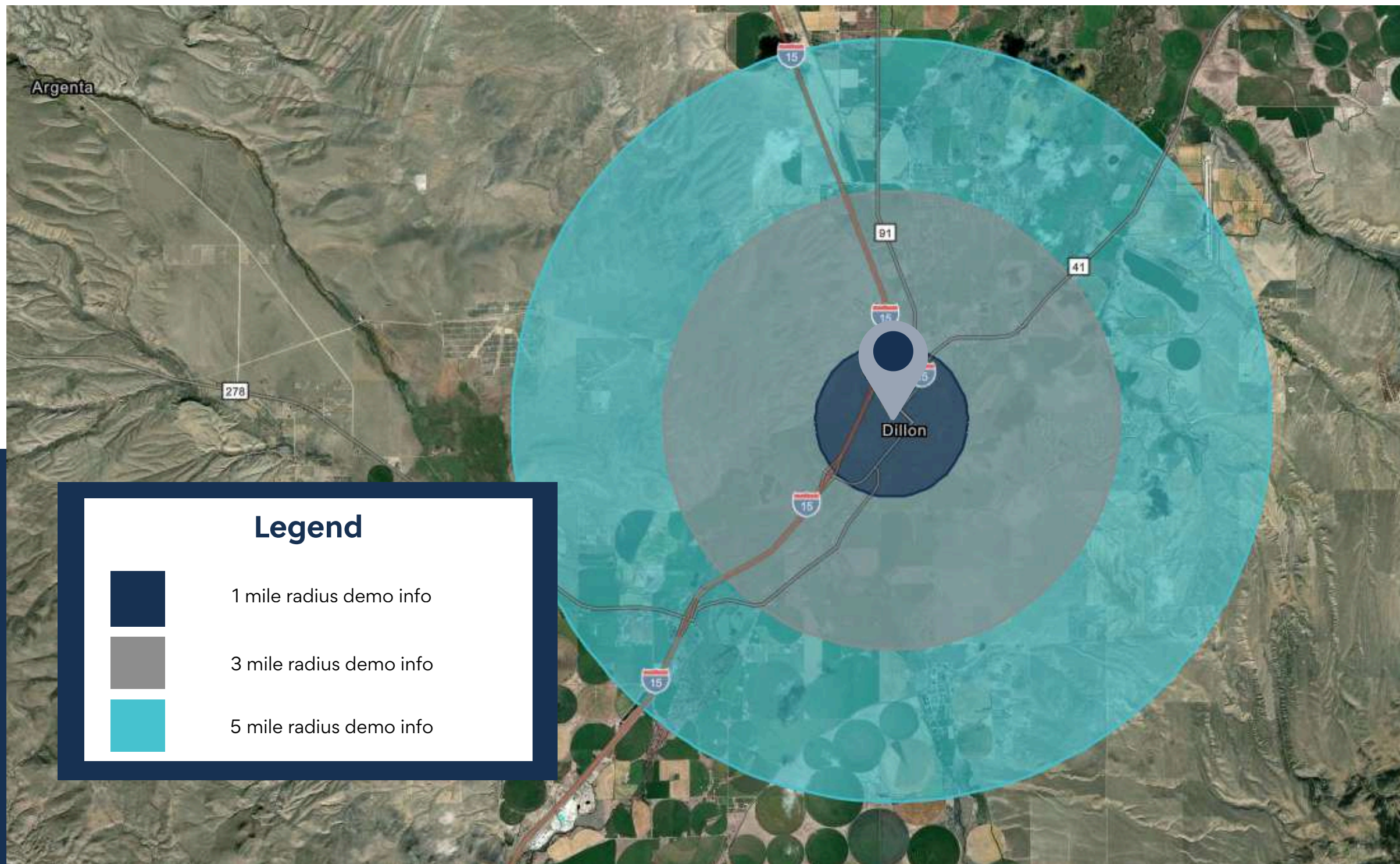


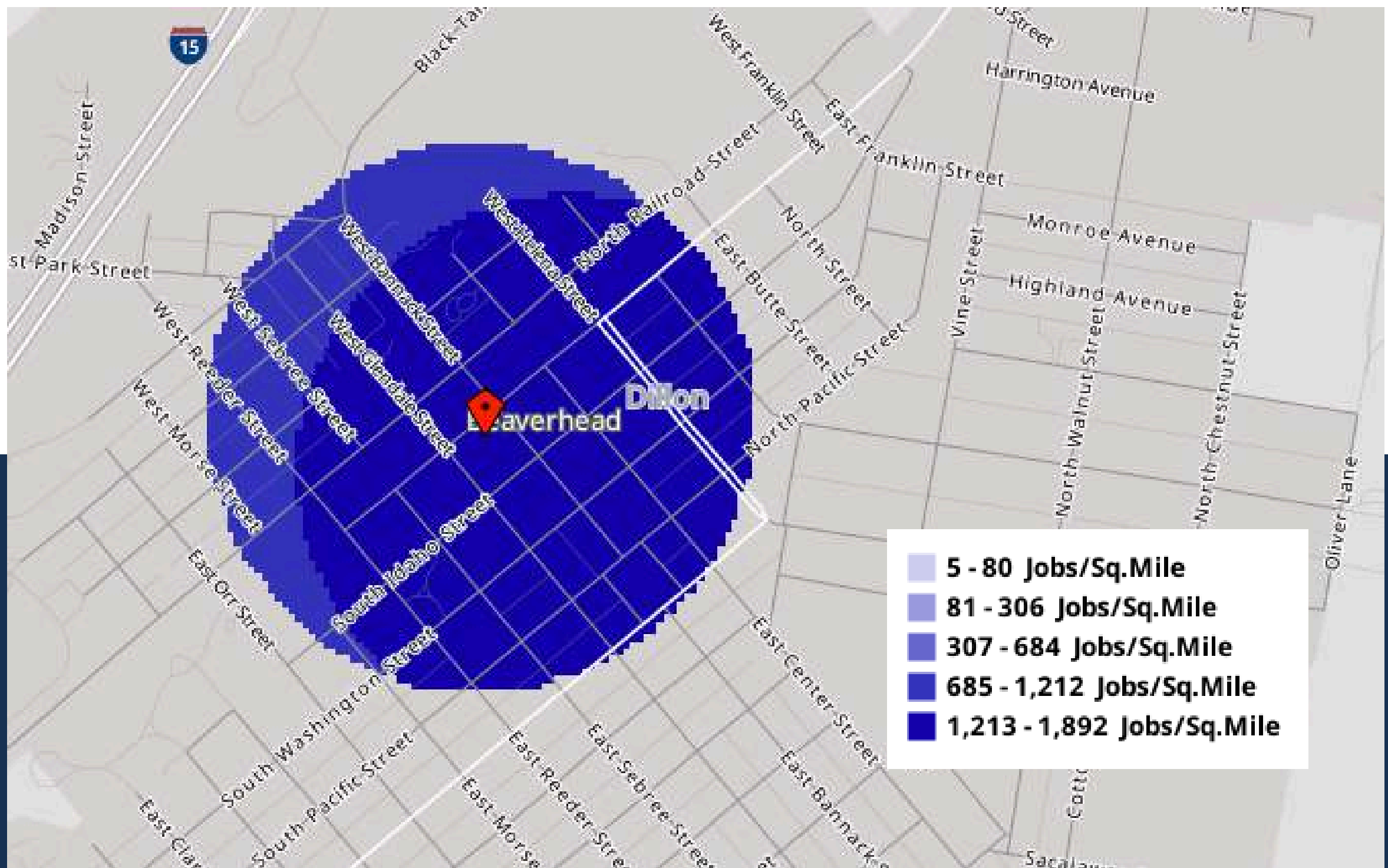
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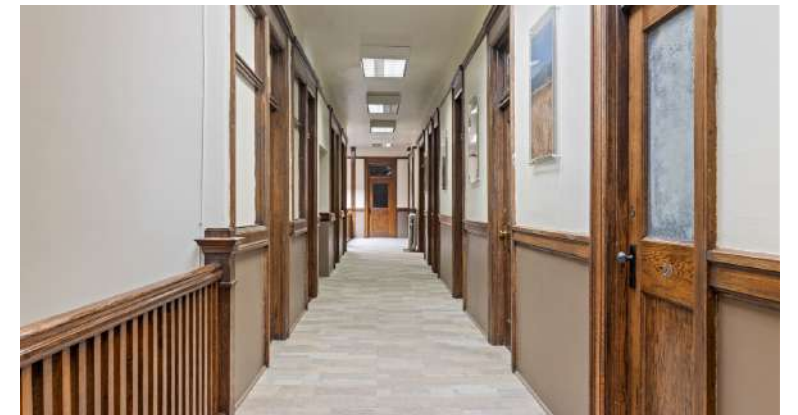
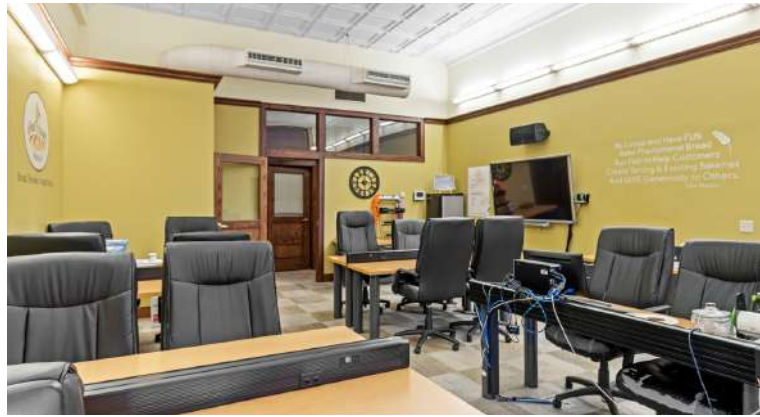
Area Employment Heat Map

PROPERTY DETAILS

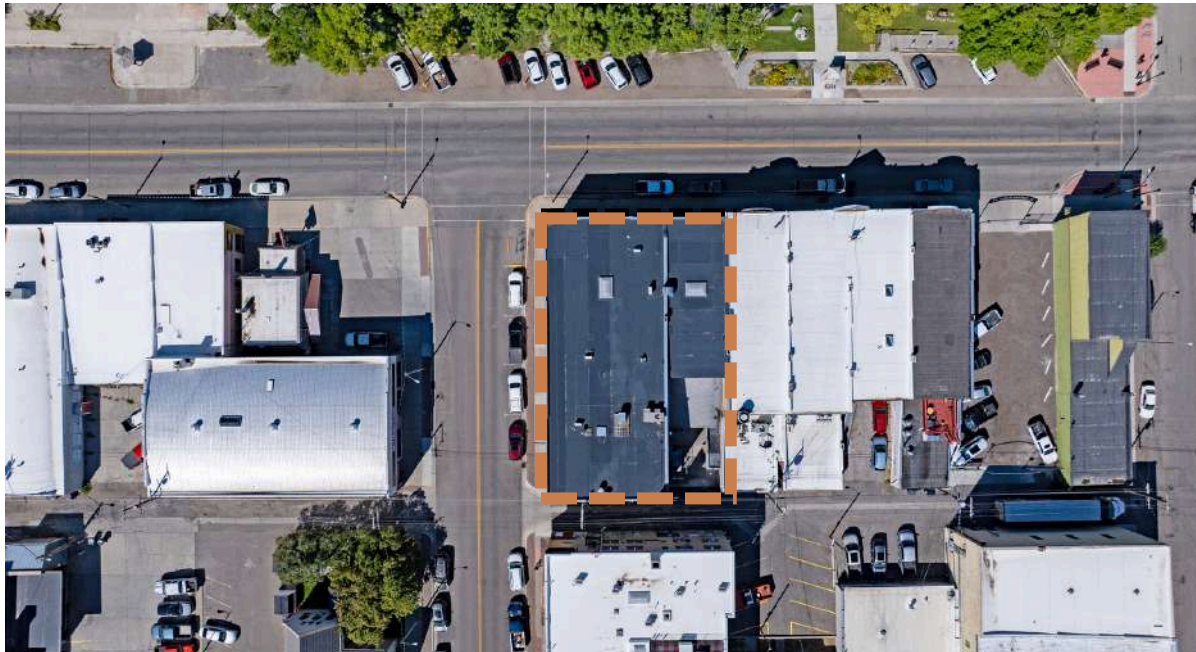


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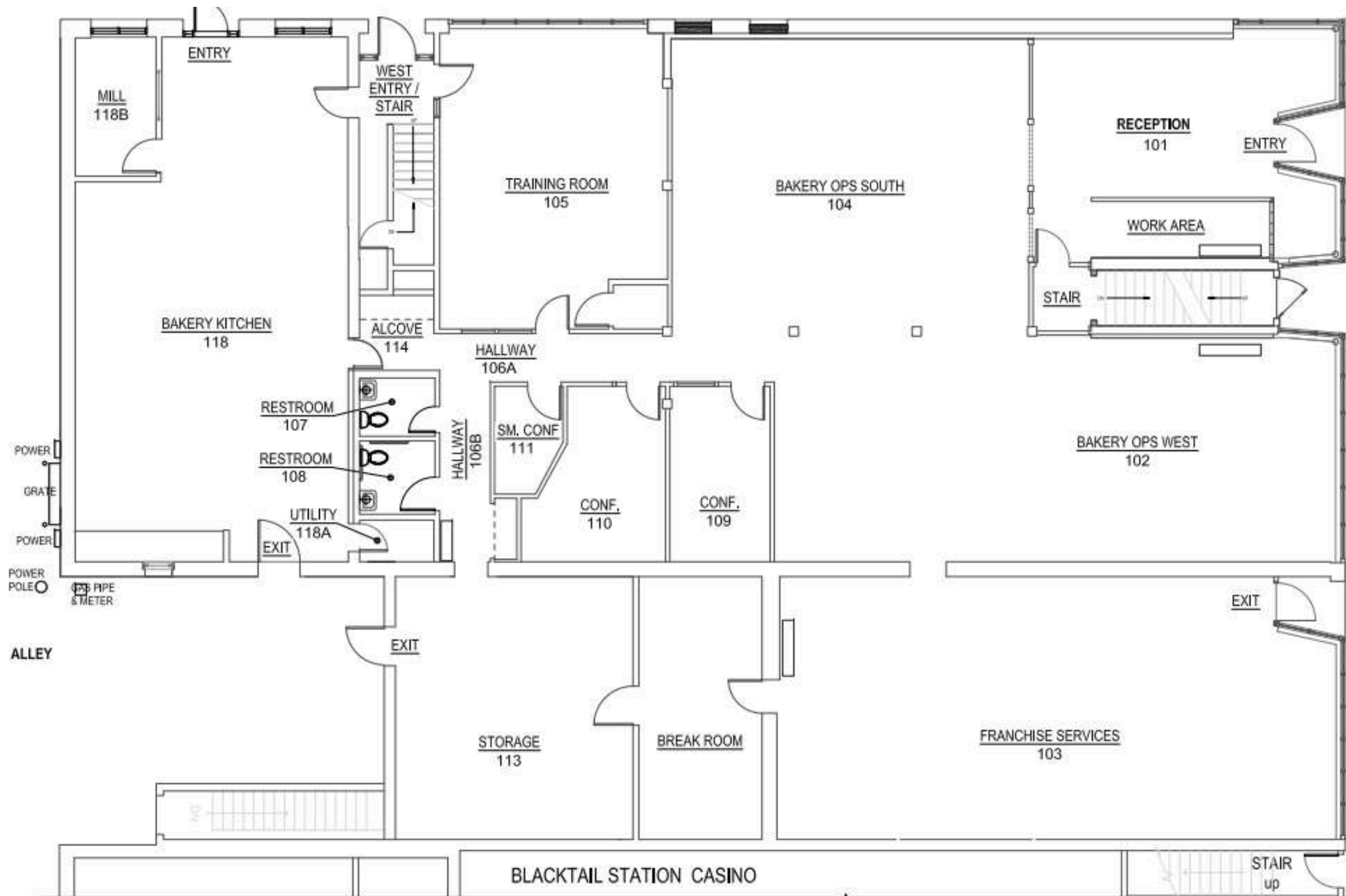












REVISION	DATE

Great Harvest Franchising
 Proposed Building Updates - 2022
 28 South Montana Street
 Dillon, MT 59725

8/23/2022rev

22.02

First Floor
 Plan



REVISION	DATE
1	
2	
3	
4	
5	

Great Harvest Franchising
Proposed Building Updates - 2022
28 South Montana Street
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08/23/2022rev

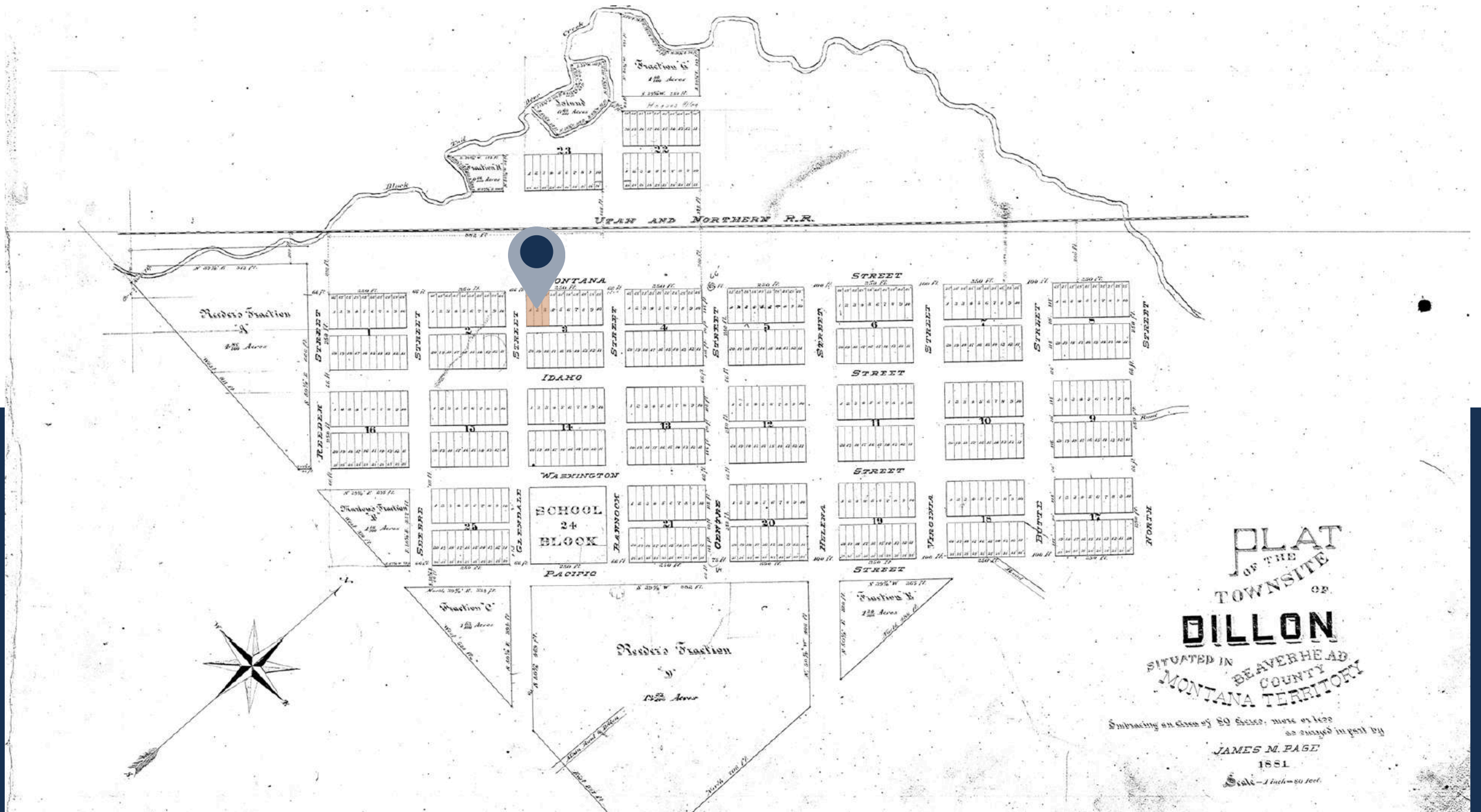
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Second
Floor Plan

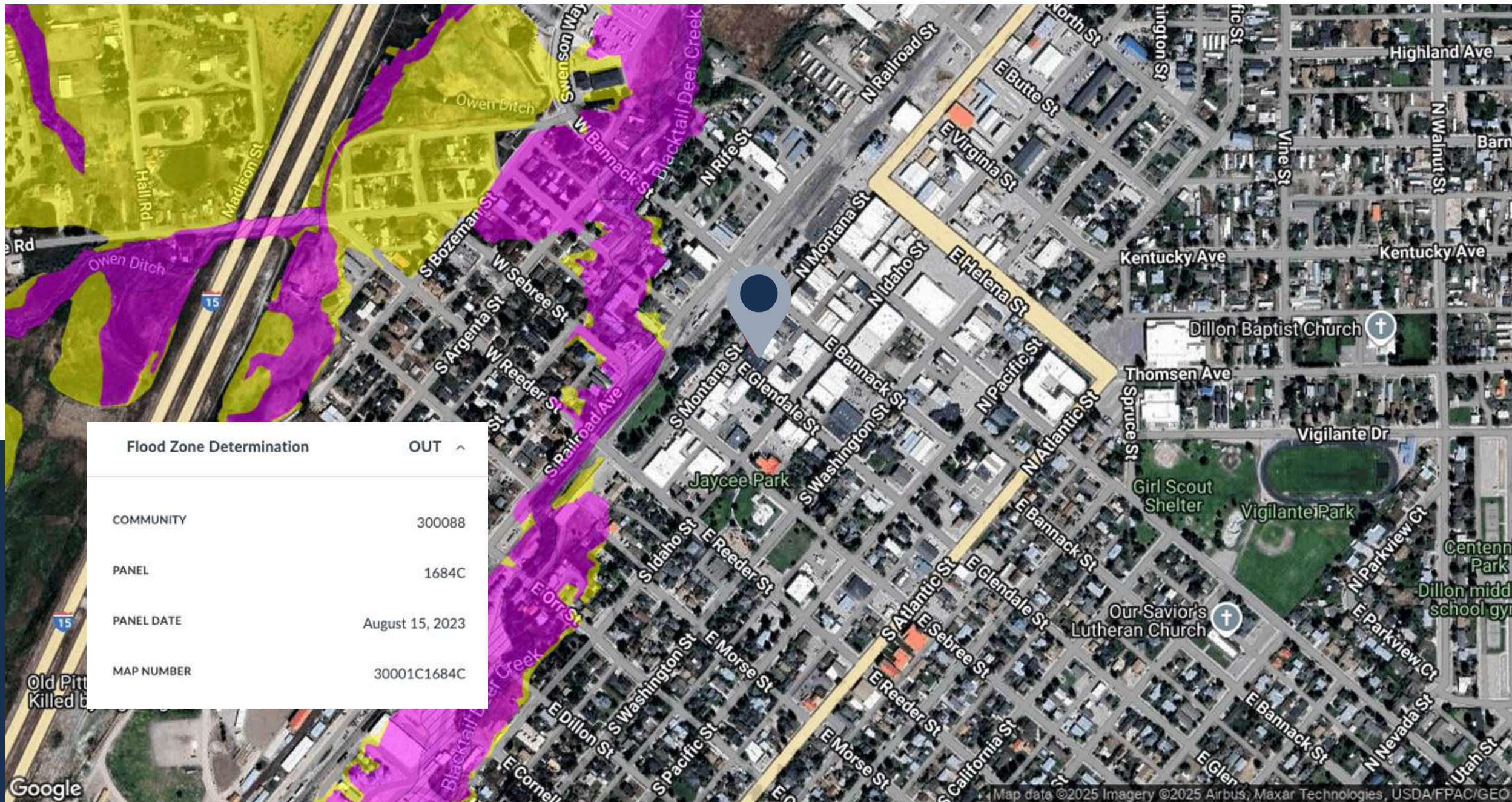
A2.1



1 Second Floor Plan - Overall Plan
1/4" = 1'-0"



PLAT
OF THE
TOWNSITE
OF
DILLON
SITUATED IN
BEAVERHEAD
COUNTY
MONTANA TERRITORY
Subtracting an area of 80 Acres, more or less
as surveyed in part by
JAMES M. PAGE
1881
Scale - 1 inch = 80 feet.



Flood Zones:  X500 or B Zone  A Zone  V Zone  D Zone  Floodway  CBRA



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
32B	Yamacall loam, 0 to 4 percent slopes	2.1	100.0%
Totals for Area of Interest		2.1	100.0%



NOTICE: THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED AS TO THE ACCURACY OF THE DATA DELINEATED HEREON.

- R1 Low Density Residential
- R2 Medium Density Residential
- R3 High Density Residential
- C1 Neighborhood Business District
- C2 Community Business District
- C3 Central Business District
- BP Business Park District
- M1 Light Manufacturing
- M2 Manufacturing & Industrial
- AG Agricultural District
- Public Lands & Institutions
- County
- Unzoned
- City Limits

Sealed
City of Dillon
Boyd Jones
Michael L. Katten, Mayor
The City of Dillon is a second class city under the Idaho Constitution.

Zoning

City of Dillon

C3 Central Business District

[Link to Zoning Code](#)

- R1 Low Density Residential
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Zoning



Brokerage Advisor & Team



CLAIRE MATTEN, CCIM | SIOR
Commercial Real Estate Advisor

Claire has a long record of successfully guiding local, national, and multi-national clients with their commercial real estate acquisitions, lease obligations, asset reposition and dispositions. Claire specializes in industrial investment, commercial office, and self-storage properties.



JOE TREDIK
Leasing Specialist

Joe brings a personal understanding of the local market, its trends, and its unique opportunities to the Sterling Team. He leverages his accounting background and leasing experience to provide clients with detailed financial analysis and strategic insights that enable clients to make well informed leasing decisions.



SIERRA PIERCE
Transaction Coordinator

Sierra has a sharp eye for detail with a background in client service and project coordination. With experience in marketing, small business ownership, and healthcare administration, Sierra has spent her career managing logistics, building strong relationships, and ensuring no task falls through the cracks.

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Limiting Conditions Study outcomes are based on our analysis of the information available to us from our research as of the date of report creation. As such, we assume the client has offered correct and reliable information. Further, we assume the client has informed us about any issues that would affect project feasibility. The study is based on current and expected trends of the economy and real estate market. However, economic conditions change, as do real estate markets. As such, we insist that clients continuously track the economy and real estate market. We strongly encourage clients to revisit findings from the study continuously and to revisit key project assumptions periodically to ensure they are still justified. Given the changing market conditions and potential for shifting consumer preferences, projected and actual results will likely differ. Market conditions and projections frequently are different than expected. We do not express any form of assurance on the achievability of any pricing or absorption estimates of reasonableness of the underlying assumptions. The study assumes "normal" real estate market conditions and not conditions of an "up" or "down" market. Economic, employment, population & household growth and consumer confidence are assumed to occur more or less in accordance with current expectations. There are no assurances about the ability to secure needed project entitlements; in the cost of development or construction; in tax laws that favor or disfavor real estate markets; or in the availability and/or cost of capital and mortgage financing for real estate developers, owners and buyers. If any major change in market conditions occurs, this study analysis should be updated, with the conclusions and recommendations summarized herein reviewed and reevaluated. We have no responsibility to update our analysis for events and circumstances occurring after the date of our report. Clients are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this development.