

\$8,795,000 - 40 Three Bears Drive, Butte

MLS® #30022933

\$8,795,000

Bedroom, Bathroom, 17,507 sqft
Commercial Sale on 3.70 Acres

N/A, Butte, MT

Introducing a prime opportunity to own and manage the recently constructed VA Clinic building and property in Butte, Montana. Strategically located for maximum visibility and accessibility, this 17,504 sq ft facility features modern amenities including air conditioning, fiber optic connectivity, Wi-Fi, front desk and janitorial services, and more. The property has ample parking with 118 parking spaces and sits on a spacious 3.7-acre lot with easy access from Interstate 90. With a secure 20-year lease agreement with the federal government in place, this property offers a stable income stream from day one. A capital gains purchase saves 30% on purchase, allowing the buyer to shield around \$3.2M with a 1031 Exchange. Don't miss out on this rare opportunity to acquire both the land and building, with the potential for long-term returns and growth.



Built in 2021

Essential Information

MLS® #	30022933
Price	\$8,795,000
Square Footage	17,507
Acres	3.70
Year Built	2021
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	40 Three Bears Drive
Subdivision	N/A
City	Butte
County	Silver Bow
State	MT
Zip Code	59701

Amenities

Utilities	Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Connected, Underground Utilities, Fiber Optic Available
Parking	Additional Parking
View	Mountain(s), Valley, Trees/Woods

Interior

Interior	Tile
Heating	Forced Air
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Breezeway, Rain Gutters
Foundation	Poured, Slab

Additional Information

Date Listed	May 15th, 2024
Days on Market	499
Zoning	Commercial