

\$700,000 - 304 N Main Street, Butte

MLS® #30027042

\$700,000

Bedroom, Bathroom, 17,446 sqft
Commercial Sale on 0.48 Acres

N/A, Butte, MT

Originally constructed in 1892, the Tuttle Building has endured and added to the rich history of the Mining City over the last 132 years and is ready for its next chapter of history to be written. With 3 levels and over 17,000 SF above ground, along with a full basement, there is an abundance of space for a new end use. With designated C3 Mixed Use Zoning, opportunity awaits with a variety of potential uses - including residential condos or apartments, boutique lodging, dining, retail, office space, and medical professional space. Extraordinary original details remain throughout the building including oak woodwork, tin ceilings, and 3 historic vault doors to reincorporate into your rehabilitation design. Located within the Urban Revitalization Agency and Opportunity Zone boundaries - there may be potential financial incentives, grant funding, and tax credit opportunities for the rehabilitation of this historic structure. The Tuttle is centrally located with the ever popular Original Mine Yard to the North West, Federal Court House to the North, Butte Silver Bow Archives to the West, and Uptown Business District to the South. Unique to Butte, this structure offers unobstructed exposure on all four sides with wonderful views in all directions.

Although there will be some infrastructure upgrades necessary, the building has many amenities that will be beneficial to a new owner including: a membrane roof, upgrades



to wiring, newer sewer line to the street, wooden double pane replacement windows, commercial kitchen, a modern fire escape at the rear of the building, and elevator service infrastructure to all floors. Current courtyard space to the East could be converted to private off-street parking. The paved lot adjacent to that area is owned by Butte-Silver Bow and is not included in the sale of this property.

Built in 1892

Essential Information

MLS® #	30027042
Price	\$700,000
Square Footage	17,446
Acres	0.48
Year Built	1892
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	304 N Main Street
Subdivision	N/A
City	Butte
County	Silver Bow
State	MT
Zip Code	59701

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Features	Street Lights, Sidewalks
Parking	On Street, See Remarks
View	City, Mountain(s)

Interior

Interior	Carpet, Linoleum
Heating	Gas, Hot Water

Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Courtyard, See Remarks
Windows	Double Pane Windows, Window Treatments
Roof	Rubber
Construction	Brick
Foundation	Stone, Basement

Additional Information

Date Listed	May 24th, 2024
Days on Market	402
Zoning	Commercial