

\$178,000 - 216 S Main Street, Conrad

MLS® #30044564

\$178,000

Bedroom, Bathroom, 1,296 sqft
Commercial Sale on 0.41 Acres

N/A, Conrad, MT

An incredible opportunity awaits to own a piece of history and bring new life to the community of Conrad, Montana. Situated on a prominent corner lot with South Main Street frontage, 216 South Main Street is a classic Texaco gas station with endless potential for redevelopment.

While retaining its original vintage charm, this iconic building has undergone major renovations, including a new roof, new interior ceiling, all-new plumbing, updated framing and walls, new bathroom fixtures, and brand-new windows—making it structurally sound and ready for your business vision.

The corner lot offers excellent visibility with high traffic from both locals and travelers passing through Conrad. Whether you envision a trendy brewery, a cozy coffee shop, a boutique retail space, or something entirely unique, this property offers a solid foundation and a standout location to bring your dream to life. An incredible opportunity to own a piece of Conrad history with this classic Texaco gas station on a high-visibility corner lot along South Main Street. Bursting with vintage charm and now refreshed with major updates, this property is ready to be reimaged. Recent improvements include a new roof, new interior ceiling, new framing and walls, updated plumbing, and new bathroom fixtures. With strong street presence and steady traffic from locals and travelers alike, the possibilities for



redevelopment are endless. Ideal for a coffee shop, brewery, retail space, or other creative venture”bring your vision to life in the heart of Conrad.

Disclaimer: All information provided is deemed reliable but is not guaranteed and should be independently verified. Buyers and their agents are encouraged to conduct their own due diligence regarding all aspects of the property.

Built in 1961

Essential Information

MLS® #	30044564
Price	\$178,000
Square Footage	1,296
Acres	0.41
Year Built	1961
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	216 S Main Street
Subdivision	N/A
City	Conrad
County	Pondera
State	MT
Zip Code	59425

Exterior

Foundation	Poured
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School Information

District	District No. 10
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Additional Information

Date Listed April 1st, 2025
Days on Market 157

