

# \$1,416,000 - 1002 Buckskin Drive, Deer Lodge

MLS® #30047840

**\$1,416,000**

Bedroom, Bathroom, 8,320 sqft  
Commercial Sale on 0.99 Acres

N/A, Deer Lodge, MT

Fantastic opportunity to invest in a rare offering for Montana. Most of these locations are either sold via private party or are never offered for retail sale due to their strong lease structure. Four years remain on the initial lease term with tenant options to renew six (6) times with increased rent bumps every five years. Offered at a 6% cap with term out under the current lease structure at an 8.1% cap after all options are exercised. NN+ lease structure with owner paying for taxes and insurance that are reimbursed by the tenant. Deer Lodge is a growing community with newly added investment into the state prison expansion, a 200 unit subdivision, and one of the nicest golf communities to be found in Montana create high demand for textile goods and services. Low competition market provides owner security and the newly constructed building (2019) offers little exterior maintenance for an almost entirely hands off investment. Member of selling party is licensed agent in MT.

Built in 2019

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 30047840    |
| Price          | \$1,416,000 |
| Square Footage | 8,320       |
| Acres          | 0.99        |
| Year Built     | 2019        |



|          |                 |
|----------|-----------------|
| Type     | Commercial Sale |
| Sub-Type | Retail          |
| Status   | Active          |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 1002 Buckskin Drive |
| Subdivision | N/A                 |
| City        | Deer Lodge          |
| County      | Powell              |
| State       | MT                  |
| Zip Code    | 59722               |

**Interior**

|         |             |
|---------|-------------|
| Heating | Forced Air  |
| Cooling | Central Air |

**Exterior**

|              |                                                                |
|--------------|----------------------------------------------------------------|
| Roof         | Metal                                                          |
| Construction | Batts Insulation, Cement Siding, Foam Insulation, Metal Siding |
| Foundation   | Slab                                                           |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 154           |