

\$699,000 - 1101 N Anderson Avenue, Glendive

MLS® #30049501

\$699,000

Bedroom, Bathroom, 6,416 sqft
Commercial Sale on 1.49 Acres

N/A, Glendive, MT

Versatile Commercial Shop with Office and
Apartment on 1.49 Acres

Built in 2016, this exceptional 6,416 sq. ft. commercial building offers an impressive blend of functionality, style, and infrastructure. Situated on 1.49 acres, the property includes a large shop space, a private office, and a beautifully finished one-bedroom, one-bath apartment upstairs-ideal for live/work flexibility or rental income.

The exterior showcases premium finishes with a metal roof, Bridger Steel in "acidic vinegar and water" finish, corrugated tin, and custom wood trim sourced from a sawmill in South Dakota, delivering a rustic yet refined industrial aesthetic.

Built on an 4 foot-thick concrete slab with 8inch thick concrete floor and reinforced with 3/4-inch rebar. This shop is designed for heavy-duty use. It features two oversized 16'™ x 16'™ garage doors, plus an additional 8'™ door on the east side, along with two loading docks-one standard height and one oversized-accommodating a variety of commercial operations. The heating system includes radiant heat from the ceiling, five mini-splits for efficient cooling and circulating heat, and seven wall-mounted electric heaters for additional comfort. The property is fully serviced with electrical, gas, and a 10-inch water main brought directly to the site. Wastewater is directed into a settling tank, processed through a grinder, and then



connected to the city sewer. The tank is equipped with high and low meters for monitoring.

The lot is fully lit with dusk-to-dawn sensor-controlled exterior lighting for added security and convenience. Additional upgrades include hardwired CCTV throughout the building and the option to transfer Starlink internet to the buyer.

This property is a rare opportunity for anyone seeking a well-built, multifunctional commercial space with modern amenities, distinctive character, and live-in or rental potential.

Built in 2016

Essential Information

MLS® #	30049501
Price	\$699,000
Square Footage	6,416
Acres	1.49
Year Built	2016
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	1101 N Anderson Avenue
Subdivision	N/A
City	Glendive
County	Dawson
State	MT
Zip Code	59330

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected
Parking	Additional Parking, Garage, Garage Door Opener, Heated Garage, RV Access/Parking

Interior

Interior	Concrete
Heating	Radiant
Cooling	Ductless
Basement	None

Exterior

Roof	Metal
Construction	Metal Siding
Foundation	Poured, Slab

Additional Information

Date Listed	May 11th, 2025
Days on Market	53
Zoning	Commercial