

\$955,555 - 120 W Broadway Street, Butte

MLS® #30050142

\$955,555

Bedroom, Bathroom, 29,916 sqft
Commercial Sale on 0.12 Acres

N/A, Butte, MT

This historic Butte landmark, The Grand, offers a unique opportunity for visionary investors. Built between 1915-1916 as a robust labor temple, its unconventional 2-foot-thick brick exterior speaks to its enduring strength. After a storied past as a hotel, housing Golden Glove boxers under Senator Burton K. Wheeler's direction, The Grand was acquired by the Bolter family and later Bob Lequere, who established a high-altitude boxing training center.

The building boasts significant modern upgrades. The basement, home to the Quarry Brewery, was fully renovated in 2011 with updated electrical and in-floor heating, and holds a long-term lease. The first floor, updated in 2013 with new electrical and plumbing, features a leased space for Derailed Bike Shop (seeking a long-term lease), a private party room, and two offices with an inviting lobby. This floor's unique 2x8 edge-set timber deck provides robust support. See Supplemental Remarks. The upper four floors (2-5), each spanning 4,986 square feet, are a developer's dream. Currently with original lath and plaster construction, they are primed for conversion into 20 apartments or condos (five per floor), with a proposed mix of two-bedroom/two-bath, two-bedroom/one-bath, and studio units. Floors 3 and 5 offer exceptional flexibility, with the 3rd floor capable of being cleared for an open layout, and the 5th floor providing



stunning 360-degree mountain views.
Plumbing and electrical stubs are already in place, ensuring a smooth development process for the upper floors.

Built in 1917

Essential Information

MLS® #	30050142
Price	\$955,555
Square Footage	29,916
Acres	0.12
Year Built	1917
Type	Commercial Sale
Sub-Type	Building
Status	Active

Community Information

Address	120 W Broadway Street
Subdivision	N/A
City	Butte
County	Silver Bow
State	MT
Zip Code	59701

Exterior

Foundation	Poured
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Additional Information

Date Listed	May 20th, 2025
Days on Market	88
Zoning	Commercial