

\$1,750,000 - 6065 - 6073 Us Highway 93 N, Olney

MLS® #30052855

\$1,750,000

Bedroom, Bathroom, 18,352 sqft
Commercial Sale on 3.99 Acres

N/A, Olney, MT

A great investment Opportunity with a +8.0% CAP Rate! This fully leased, 18k square foot, six unit, light industrial building is occupied by five tenants that are cannabis related businesses including two grow operations, two edible manufactures, and a testing laboratory. The sixth tenant is an injection molding plastics manufacturer. Electric power is provided via six separately metered 75kVA (480V 3PH) services. There are no applicable covenants and no zoning regulations except for US Highway 93 Scenic Corridor Zoning. Available financing options include seller, third-party private, and bank financing. No access or tenant inquiries permitted without listing agent accompaniment.

Built in 1982

Essential Information

MLS® #	30052855
Price	\$1,750,000
Square Footage	18,352
Acres	3.99
Year Built	1982
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address 6065 - 6073 Us Highway 93 N



Subdivision	N/A
City	Olney
County	Flathead
State	MT
Zip Code	59927

Amenities

Utilities	Electricity Connected, High Speed Internet Available, Phone Available, Separate Meters, Fiber Optic Available
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Interior

Cooling	Wall Unit(s)
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Exterior

Construction	Metal Siding, Wood Frame
Foundation	Poured

School Information

District	District No. 44
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Additional Information

Date Listed	June 27th, 2025
Zoning	See Remarks