

\$1,200,000 - 8866 Highway 287, Toston

MLS® #30056755

\$1,200,000

Bedroom, Bathroom, 28,800 sqft
Commercial Sale on 17.99 Acres

N/A, Toston, MT

Opportunity Knocks on 17.99 Acres of Prime Commercial Land!! Located in the center of the Montana's Golden Triangle of Bozeman/Helena/Townsend/Butte, this commercial property presents an exceptional chance to establish OR expand your business in a thriving Montana locale. Located on a major thoroughfare in one of Montana's growth corridors, offering high visibility, direct highway frontage with access from both Hwy 287 & Hwy 285. It's ideal for a wide range of commercial businesses. Improvements include 4 enclosed steel & wood framed buildings, each measuring 50x144x16, 1 open steel frame building of the same size & a building with an office/live work area of appx 380 SF with kitchenette, 3/4 bath & adjoining open 4-bay garage. Ample land for expansion. Infrastructure includes perimeter fencing, well, septic & electricity. Potential for 3-phase power is nearby. Endless Uses: Industrial/Warehouse Facility; Boat, RV or Materials Storage; Manufacturing; Gas Station; Mechanical Repair.

Built in 2013

Essential Information

MLS® #	30056755
Price	\$1,200,000
Square Footage	28,800
Acres	17.99



Year Built	2013
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	8866 Highway 287
Subdivision	N/A
City	Toston
County	Broadwater
State	MT
Zip Code	59643

Amenities

Utilities	Electricity Connected
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Interior

Basement	None
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Exterior

Roof	Metal
Construction	Metal Frame, See Remarks
Foundation	Other, Slab, Stone

Additional Information

Date Listed	September 1st, 2025
Days on Market	20
Zoning	None