

\$3,000,000 - 200 W Railroad Avenue, Plains

MLS® #30058375

\$3,000,000

Bedroom, Bathroom, 7,612 sqft
Commercial Sale on 2.54 Acres

N/A, Plains, MT

Discover a rare opportunity to own a beautifully renovated commercial property that blends modern functionality with historic character. Positioned on 2.536 acres with 555 feet of frontage along scenic MT Highway 200, this highly visible location offers unmatched flexibility for general commercial, office, or retail use—with no zoning restrictions limiting future development.

The 7,612 SF building spans one level with a fully finished daylight basement, currently configured into two separate suites leased by a dental clinic and a real estate office. Each space features its own entrance, handicap-accessible ramps, and an interior hydraulic lift for full accessibility. Ample paved parking, monument signage, and dual access points make the property convenient and inviting for clients and visitors. Upgrades throughout highlight both quality and character:

- Renovated in 2016–2017 with modern finishes while retaining historic details from the original 1938 Plains School, including restored windows, sills, trim, and refinished maple hardwood floors

- 11 dental operatories within a beautifully modern-designed clinic, complete with welcoming lobby, private offices, a break room with full kitchen, and a staff locker room

- 2 labs, conference room, and 6 restrooms (including one with accessible shower and laundry facilities)

- Energy-efficient windows, metal roof with



stone accents, underground sprinklers, and chain-link fencing for durability and ease of maintenance

• Security and utility enhancements with keypad entry, video surveillance, and 600-amp 3-phase power with separate meters

Additional value comes from 1.985 acres of excess land ideal for expansion or new development, plus a historic log schoolhouse on-site currently used for storage.

With its combination of thoughtful renovations, preserved character, strong tenant mix, and prime location, this property offers an exceptional investment or owner-user opportunity in the heart of Montana’s growing market.

Built in 1938

Essential Information

MLS® #	30058375
Price	\$3,000,000
Square Footage	7,612
Acres	2.54
Year Built	1938
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	200 W Railroad Avenue
Subdivision	N/A
City	Plains
County	Sanders
State	MT
Zip Code	59859

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Connected, Separate Meters, Underground Utilities
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Interior

Interior	Carpet, Concrete, Ceramic Tile, Hardwood, Vinyl
Interior Features	Elevator, Wired for Data
Heating	Forced Air, Gas
Cooling	Central Air
Has Basement	Yes
Basement	Daylight, Full, Finished

Exterior

Exterior Features	Awning(s), Storage, See Remarks
Construction	Masonite, See Remarks
Foundation	Poured, Slab, Basement

Additional Information

Date Listed	October 3rd, 2025
Days on Market	13
Zoning	None