

# Commercial Shop with Office Space & Drive-Thru Bay



**MLS#:** 331453  
**List Price:** \$295,000  
**Beds:** 2  
**Baths:** 1.25  
**Sq. Ft.:** 4,000 Sq. Ft.  
**Lot Size:** 0.51 acres (22,100 Sq. Ft.)  
**Address:** 404 S Anderson Ave  
 Glendive, MT 59330

Flooring- Carpet, Flooring- Linoleum, High Bays, Wheelchair Accessible, Work Shop



Exterior Front



Exterior Side



Exterior Back



Exterior Side



Exterior Side



Versatile 50' x 80' heated and air-conditioned commercial shop situated on a .51 -acre lot in a commercially zoned location. Designed to accommodate a variety of business operations, this property features a storefront reception area, two private offices or live-in quarters, updated 1/2 half bath and a 3/4 bath along with a laundry room complete with washer and dryer. The spacious shop includes a drive-thru bay with floor drain, with a 12' x 14' and 12' x 12' overhead doors, providing easy access for equipment, vehicles, deliveries, or service operations. Additionally there is a 3 ton overhead crane. The combination of office space and functional shop area creates an ideal setup for contractors, service businesses, retail operations, warehousing, or light industrial use. With ample room for parking, storage, and future business growth, this property offers excellent visibility, accessibility, and flexibility in a commercial setting. A turnkey commercial opportunity ready for your business needs.

Listed By: Rita Stortz -- Montana East Realty  
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All measurements (including sq. ft.) are a courtesy estimate only and should not be relied upon without independent verification by the Buyer.

