

HISTORIC MULTI-PURPOSE INVESTMENT OPPORTUNITY

PRIME LOCATION IN DILLON CBD

4 S IDAHO ST DILLON, MT 59725

FOR SALE



SALE PRICE \$695,000

PROPERTY HIGHLIGHTS

- FOR SALE
- Historic, Multi-Purpose Owner/User or Redevelopment Commercial Opportunity in Dillon's Central Business District
- 12,799 +/- SF Retail/Office/Flex Commercial Building on 0.132 +/- AC
- Great Views with Lots of Windows & Natural Light
- Excellent Visibility and Central Location in the Dillon CBD with Frontage on Idaho and Bannack Streets - Two Doors from the Patagonia Outlet Store and Close to Jaycee & Vigilante Parks
- Currently Configured for Office & Retail, Yet Flexible to Possibly Accommodate Live/Work, Hospitality/Restaurant or Adaptive Reuse
- Internet Access, Open Areas, Private Spaces & Plenty of Storage Space
- Previously Used as a Law Office, Professional Office, Retail Space, Medical Office, and More
- Built at the turn of the 20th century and renovated in 1994, Including Electrical, Plumbing, and A/C
- Retains Many Original Architectural Details & May Qualify for Historic Classification

PROPERTY HIGHLIGHTS

- Upstairs Corner Office Features Last Remaining Turret Window in Dillon
- Current Layout Offers Two Retail Spaces with Large Windows Facing Idaho Street on Lower Floor with One Shared Bathroom
- Second Floor Features (10) Individual Office Spaces with Front & Rear Access Staircases - Perfect for One Business or Multiple Users | Also Includes Large Shared Kitchen with Conference Area and (2) Bathrooms
- Basement Has Plenty of Space for Storage and One Full Apartment Space with Designated Bathroom
- (4) On-site Parking Spaces in Rear of Building Plus Street Parking on Idaho and Bannack Streets
- Potential to Add Exterior Elevator at Rear of Building
- Zoned: C | Commercial
- Parcel ID: 18-0326-19-2-48-07-0000

Paul Lencioni

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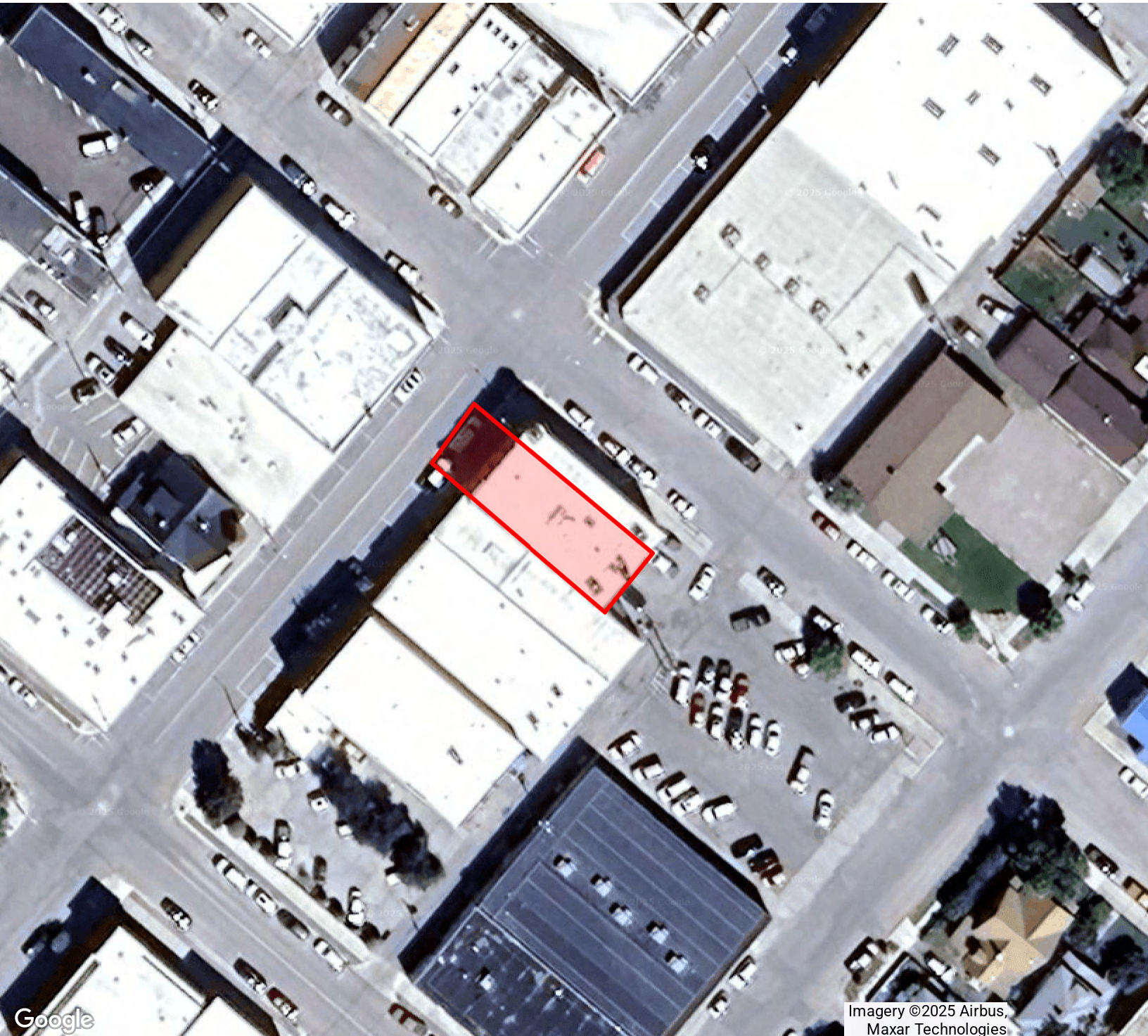
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AERIAL



Imagery ©2025 Airbus,
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FRONT STREET EXTERIOR



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EXTERIOR FROM BANNOCK STREET AND REAR VIEW



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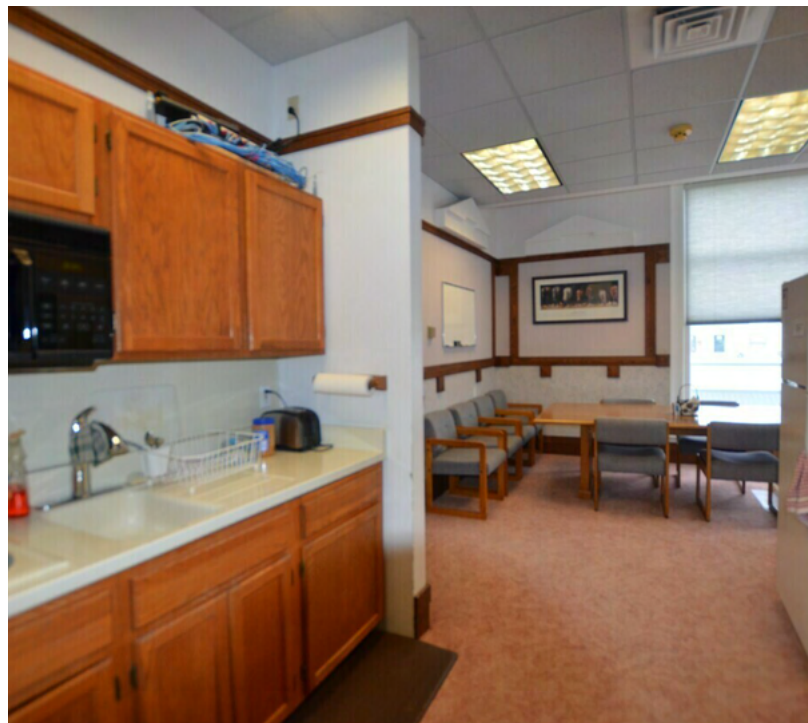
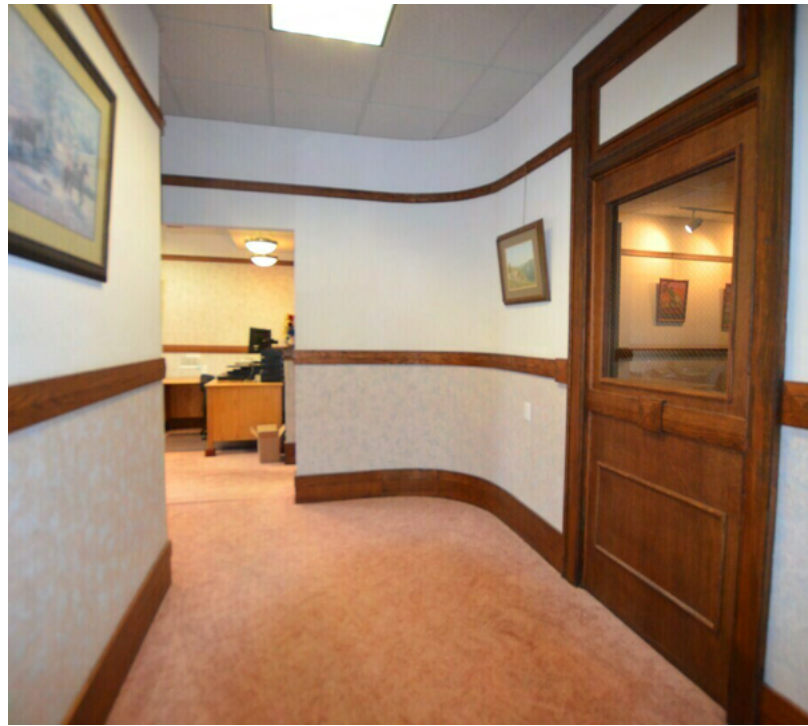
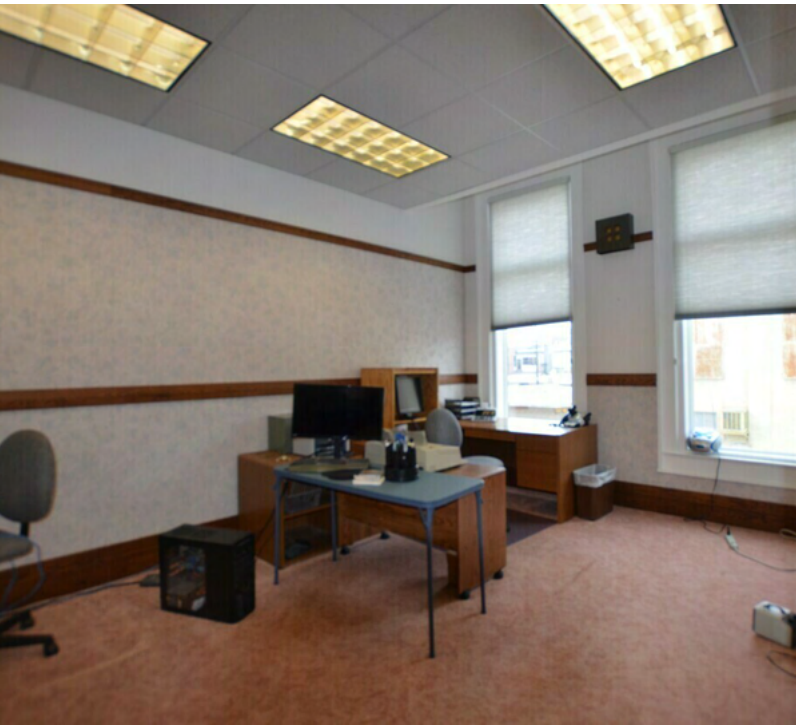
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ADDITIONAL PHOTOS



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A HISTORIC GEM IN THE HEART OF DILLON, MONTANA



Offered for the first time in decades, this one-of-a-kind property stands as a living testament to Dillon's rich past - beautifully preserved and thoughtfully renovated

THE BUILDING: A LEGACY PRESERVED

In the heart of downtown Dillon stands 4 South Idaho, a striking historic building constructed in 1910 by Margaret Orr Poindexter, wife of U.S. District Court Judge Joseph Poindexter (who was appointed by President Woodrow Wilson). At the time of its construction, the building represented elegance and permanence, featuring distinctive architectural details that still remain today.

Though it underwent a complete renovation in 1994—including modern upgrades to electrical, plumbing, and HVAC systems—the building retains many of its original features. Solid wood doors, handcrafted trim, and authentic period details speak to the skill and pride of early 20th-century craftsmanship. Its most iconic feature is a turret window made of glass believed to be more than 125 years old. Once a common element in Dillon architecture, this turret is now the last of its kind in town—a poignant reminder of a bygone era.

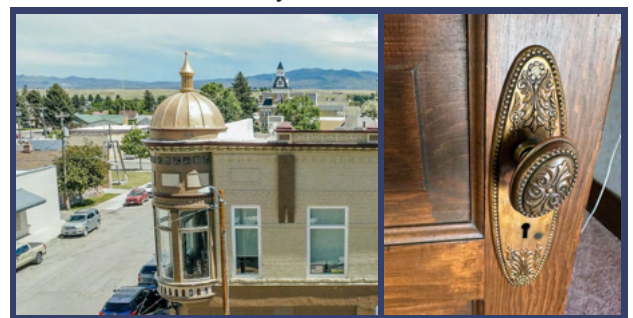
With just four ownership changes in over a century, 4 South Idaho has remained remarkably stable, a testament to the care and respect of its current stewards.

THE TOWN: WHERE HISTORY RUNS DEEP

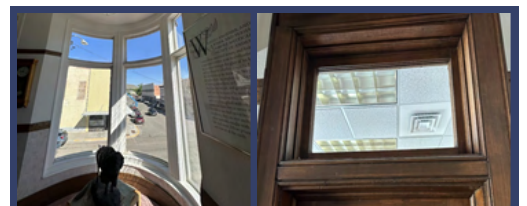
Founded in 1885 and named for Union Pacific Railroad President Sidney Dillon, this small Western town grew from the gold rush era into a vital hub for mining, ranching, and rail transport. As the seat of Beaverhead County—Montana's largest by land area—Dillon became a center of commerce and community life, shaped by cycles of boom and resilience.

Gold was first discovered nearby in 1862, attracting prospectors and settlers. The Poindexter & Orr Livestock Company, led in part by Margaret Orr's family, played a central role in the region's cattle economy and once owned the land where the University of Montana Western now stands. Today, the area continues its ranching heritage with high-profile owners like Rupert Murdoch (Matador Ranch) and the late Donald Rumsfeld.

Dillon's charm lies in its blend of preserved history and stunning natural beauty. With access to the Beaverhead, Big Hole, and Jefferson Rivers, it's a destination for blue-ribbon trout fishing and outdoor adventure. Historic buildings like the Andrus Hotel and the once-bustling Hotel Metlen speak to its rich past. And in 2025, Dillon will reach new audiences as the backdrop for a Yellowstone spinoff television series—further cementing its role in the unfolding story of the American West.



From its elegant turret window to its deep community roots, 4 South Idaho is far more than a historic structure—it is a living artifact of Dillon's journey through time.



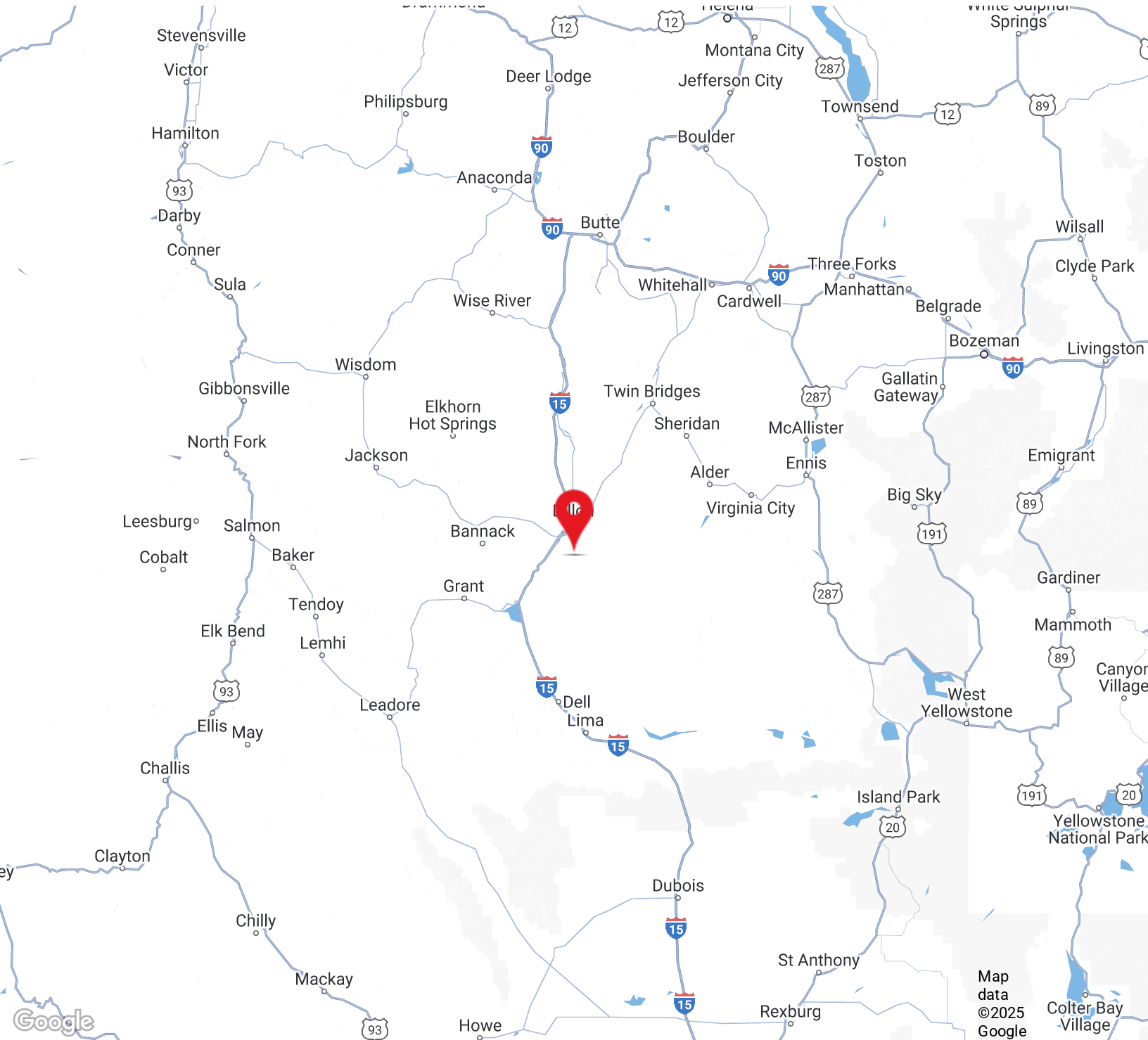
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LOCATION MAP



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