STARNER COMMERCIAL REAL ESTATE

MILES AVENUE CHURCH & RESIDENCE

204, 210 MILES AVENUE, CLYDE PARK, MT 59018

FOR **SALE**

MICHAEL REAMS, CCIM
broker
406.451.8283
michael@starnercommercial.com

1276 North 15th Avenue #103 | Bozeman, MT 59715 starnercommercial.com

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PROPERTY DESCRIPTION

Opportunity to acquire a unique mixed-use property in the heart of Clyde Park, consisting of a ±3,151 SF church at 210 Miles Avenue and a ±1,120 SF 2-bedroom residence at 204 Miles Avenue, offered together for $425,000. The church features a functional layout including sanctuary, office, nursery, kitchen, restrooms, and storage, while the adjacent home provides immediate utility for an owner-user or rental income. Both structures are serviced by city water and private septic, and while the property shows deferred maintenance, it presents a strong value-add opportunity with flexible use potential for investors or owner-users seeking a combined residential and community-oriented asset.

OFFERING SUMMARY

Sale Price:	$425,000
Lot Size:	0.723 Acres
Building Size:	4,271 SF

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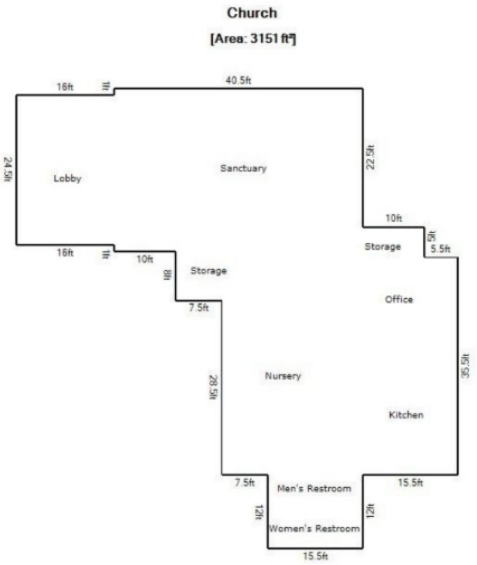
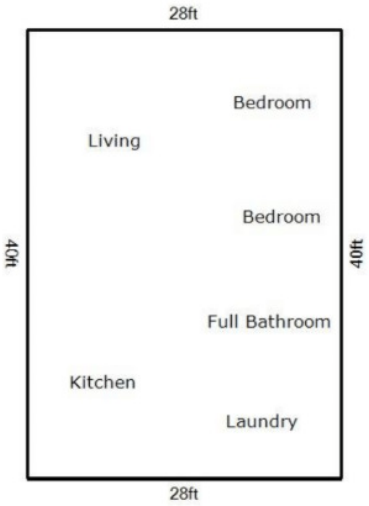
CHURCH BUILDING SKETCH



Single-Family Residence

[Area: 1120 ft²]



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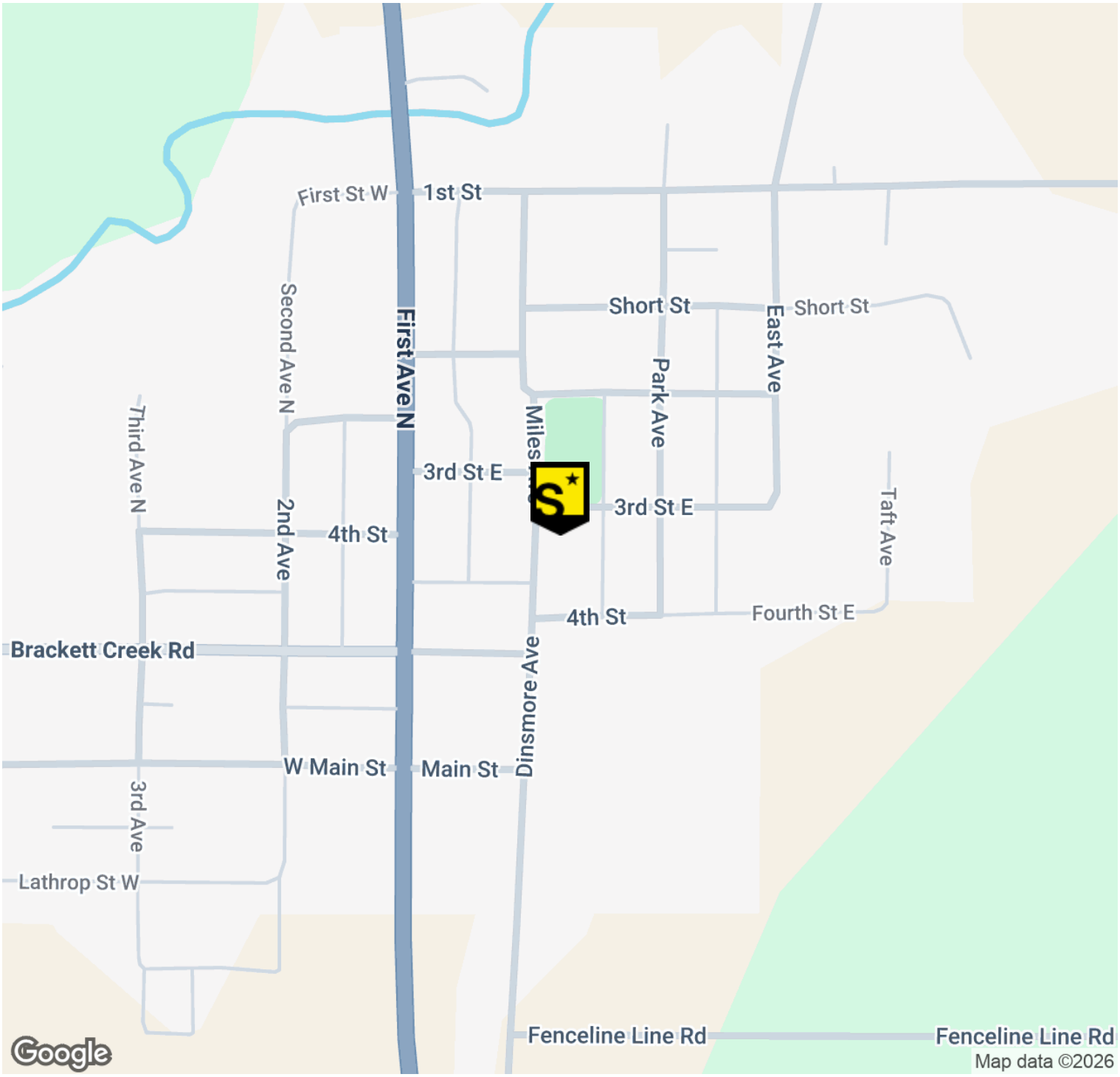

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ADVISOR BIO

MICHAEL REAMS, CCIM

Broker

michael@starnercommercial.com

Direct: **406.451.8283**

PROFESSIONAL BACKGROUND

Michael Reams is a commercial Broker specializing in the sale and leasing of investment and owner-user properties in Southwest Montana. Affiliated with Starner Commercial, Michael and the Starner Commercial brokerage are the top producing CRE firm in Bozeman and the greater Gallatin Valley. As an experienced Broker and Principal, Michael offers industry leading brokerage and consulting services for all major asset classes: commercial, multifamily, industrial, and land developments

With his CCIM designation, Michael's ability to perform financial analysis, market research, and strategic planning offers his clients tremendous value when deciding to acquire, dispose, refinance, or hold their CRE assets. Michael receives great reviews from former clients due to his industry knowledge, effective marketing, tactful negotiation skills, and clear communication throughout even the most complicated transactions.

Over the past 10 years, Michael has worked with Fortune 500 companies and startups alike, helping both investors and end-users satisfy their CRE requirements and achieve their financial goals. When working with large corporations that are entering the Montana CRE market, Michael frequently partners with national brokerages, performing the role as the local Broker.

Michael's business is based on quality relationships. He is an active member in the brokerage and CCIM communities and maintains a large professional network with other brokers, lenders, appraisers, title and escrow officers, land use consultants, attorneys, and developers. He is well-connected nationwide. Michael is currently the President of the Montana CCIM Chapter.

Michael encompasses a unique blend of financial acumen and problem-solving abilities while striking the balance between professionalism and a friendly personality. His comprehensive understanding of the CRE industry, extensive commitment to clients, and steadfast work-ethic ensures exceptional representation when working with Michael.

Michael and his wife, Katie, enjoy life with their two kids in the greater Bozeman area and take advantage of all Montana has to offer through skiing, hunting, golfing, and sailing.

EDUCATION

Starner Commercial Real Estate
1276 North 15th Avenue #103
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406.586.0302