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Dynamic Historic Building in Downtown Dillon, MT

28 South Montana Street
Dillon, Montana

±21,882 SF in Downtown Dillon, Montana
Office/Retail/Commercial Kitchen

Exclusively listed by:
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Opportunity Overview

SterlingCRE Advisors is pleased to present 28 South Montana Street in Dillon, Montana — a rare opportunity to acquire a prominent, character-rich commercial building in the center of Dillon's historic downtown district. Offering approximately ±21,882 square feet across two levels and a basement, this architecturally distinctive property was originally constructed in 1910 and stands as one of the city's most recognizable structures.

Situated on a ±0.20-acre parcel with C-3 Central Business District zoning, the property allows for a wide range of commercial uses, including office, retail, restaurant, gallery/showroom, or live-work conversions. The building enjoys excellent street visibility and multiple access points from South Montana Street and East Glendale Street, placing it within walking distance of local shops, dining, and essential services.

With its combination of historic appeal, generous square footage, and adaptable layout, 28 South Montana Street is ideally suited for adaptive reuse. Investors can explore multi-tenant leasing opportunities targeting small businesses and creative professionals, while owner-users may envision a transformative project such as a boutique hotel, food hall, or community-oriented facility.

As Dillon continues to grow as a commercial and lifestyle destination in Southwest Montana, this property offers a compelling investment with both income potential and cultural significance. Whether preserved and repurposed or creatively redeveloped, 28 South Montana Street presents a unique chance to anchor a revitalized downtown corridor.

Address	28 South Montana Street Dillon, Montana 59725
Purchase Price	$1,495,000 ($68.32/SF)
Property Type	Office/Retail/Restaurant
Total Acreage (per Cadastral)	±0.20 Acres (±8,625 SF)
Building Size (per Cadastral)	±15,028 SF Above Grade ±6,854 SF Below Grade Total: ±21,882 SF
Features	Reception/Lobby Two (2) kitchen areas Retail counter service station Private offices, bullpen Conference rooms Break rooms Multiple Ingress/Egress points Sprinkled Gas and Radiant Heat

Interactive Links

Link to Listing

Street View

Video

Note: If there are issues with video launch, you may need to update your PDF software or use the links above

28 South Montana Street

$1,495,000 ($68.32/SF)

Building SF	±15,028 SF Above Grade ±6,854 SF Below Grade Total: ±21,882 SF
Geocode	18-0326-19-2-52-13-0000
Year Built/Renovated	1910/2012
Zoning	City of Dillon C-3 (Commercial)
Access	South Montana Street, East Glendale Street
Services	City Water & Sewer
Taxes	$14,366.12 (2025)
Parking	Public Street Parking
Traffic Count	2,549 Vehicles Per Day (2024 AADT)
Interstate Proximity	± 1 Mile (I-15 Interchange)

Opportunity Highlights

Prime Location – positioned on South Montana Street in the heart of downtown Dillon

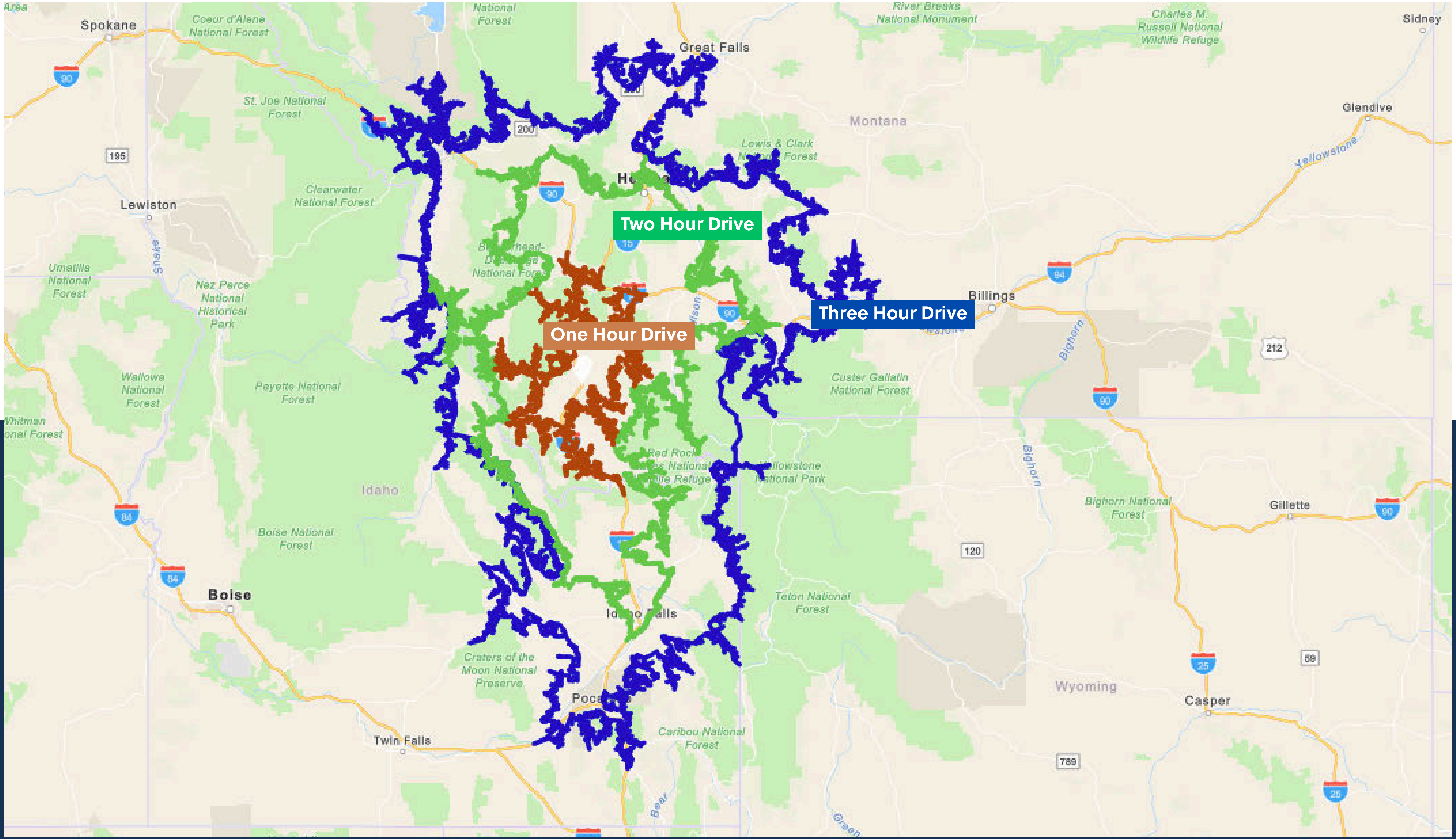
Historic Downtown Building – built in 1910 with classic architectural character

C-3 Central Business District Zoning – allows for a wide variety of commercial uses

Investment or Owner-User Opportunity – adaptable layouts for multiple tenancy or single-user occupancy

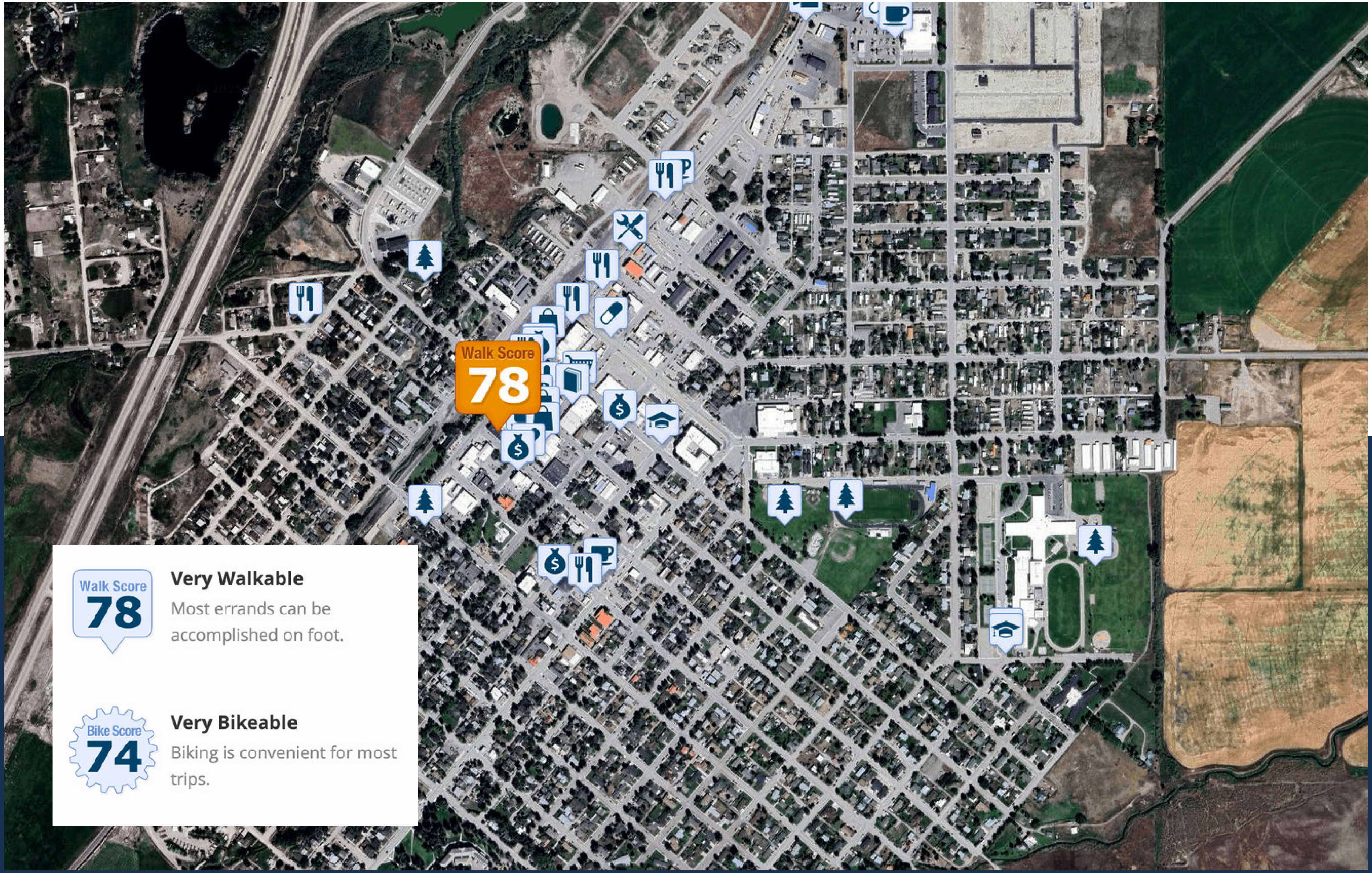
Large Downtown Footprint – rare ±0.20-acre parcel with significant building size in Dillon's commercial core

LOCATION

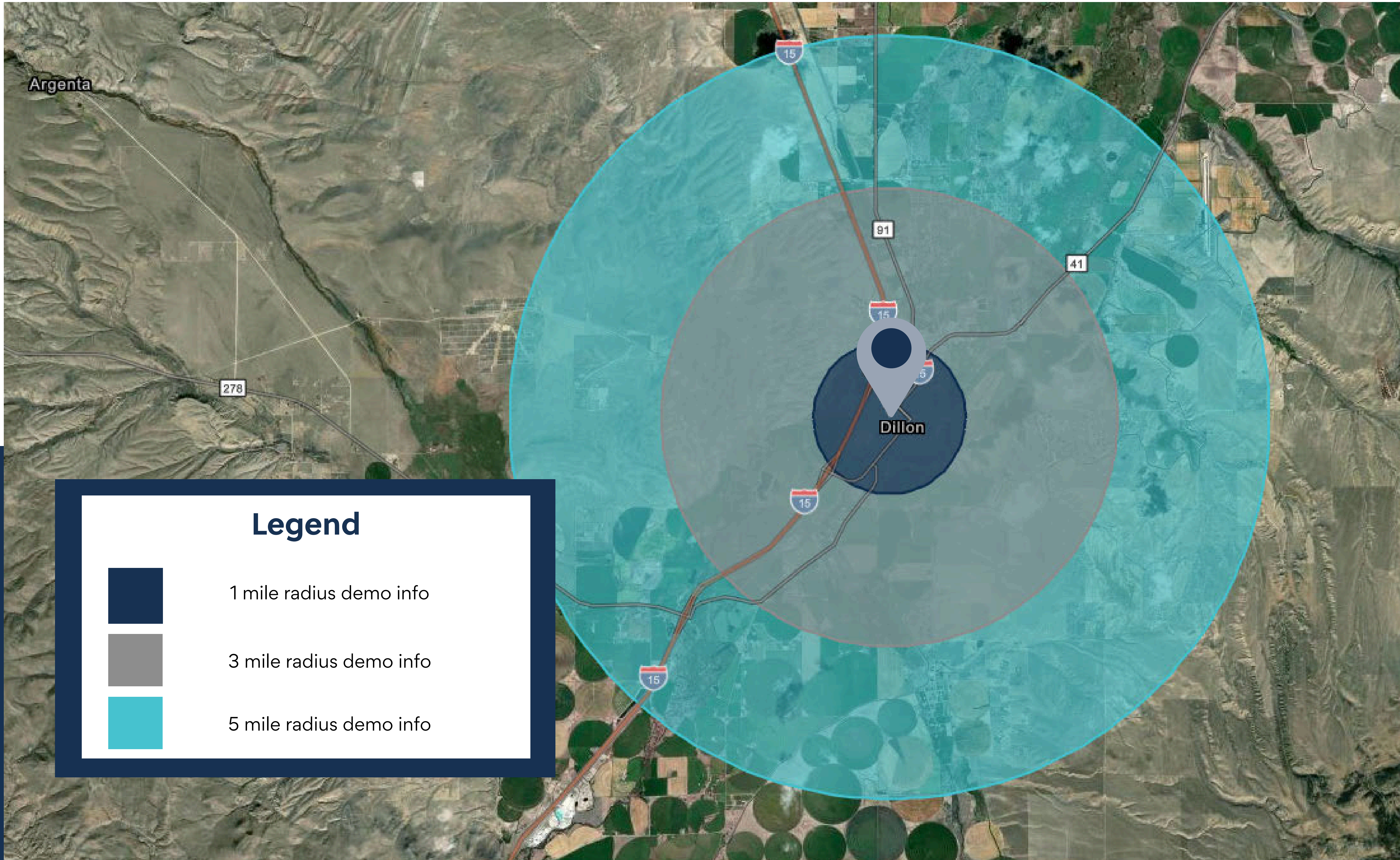


Spokane
Coeur d'Alene National Forest
St. Joe National Forest
Great Falls
River Breaks National Monument
Charles M. Russell National Wildlife Refuge
Sidney
Glendive
Montana
Lewis & Clark National Forest
Clearwater National Forest
Lewiston
Two Hour Drive
Umatilla National Forest
Nez Perce National Historical Park
Billings
Three Hour Drive
One Hour Drive
Wallowa National Forest
Payette National Forest
Custer Gallatin National Forest
Idaho
Yellowstone National Park
Bighorn National Forest
Gillette
Boise National Forest
Boise
Teton National Forest
Craters of the Moon National Preserve
Wyoming
Casper
Twin Falls
Caribou National Forest

Locator Map


Walk Score
78
Walk Score
78
Very Walkable
Most errands can be accomplished on foot.
Bike Score
74
Very Bikeable
Biking is convenient for most trips.

Walk Score



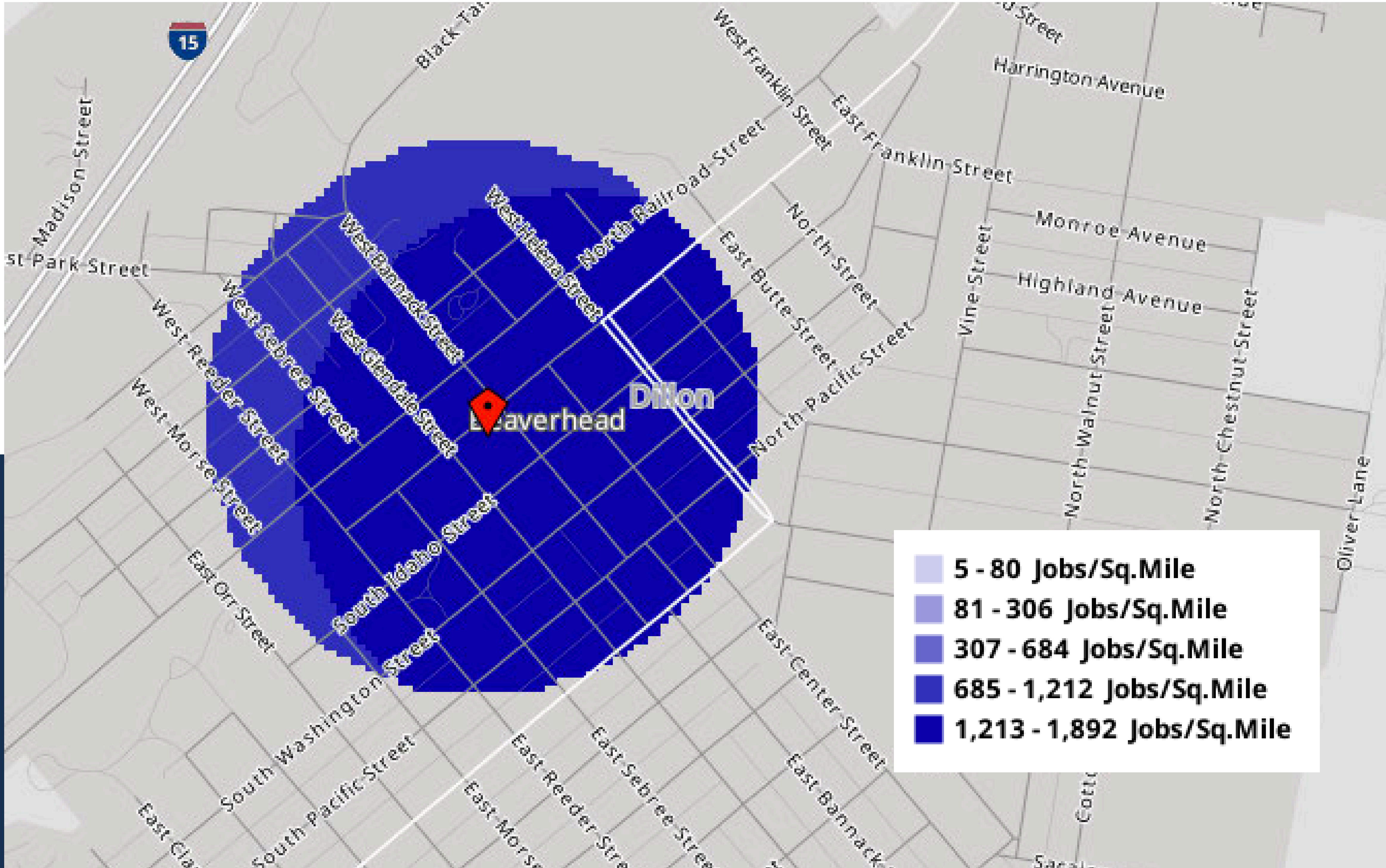
Legend

1 mile radius demo info

3 mile radius demo info

5 mile radius demo info

Drive Time Map



Area Employment Heat Map


PROPERTY DETAILS
S MONTANA ST
E GLENDALE ST
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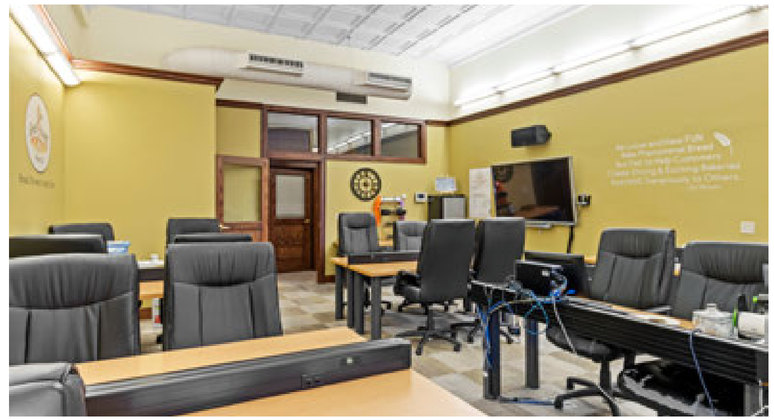
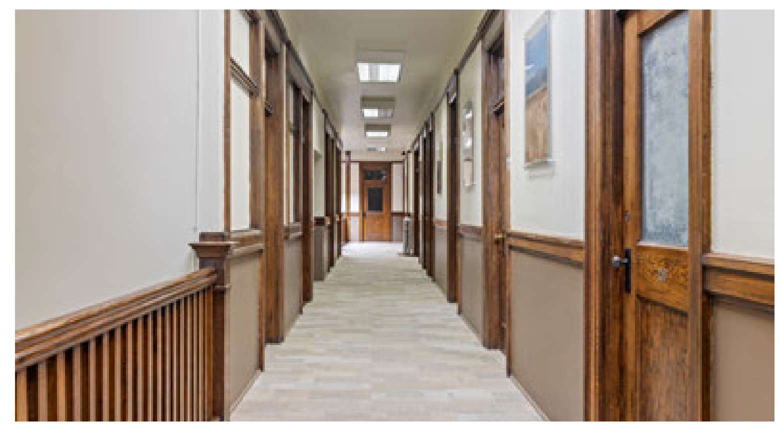
Photos





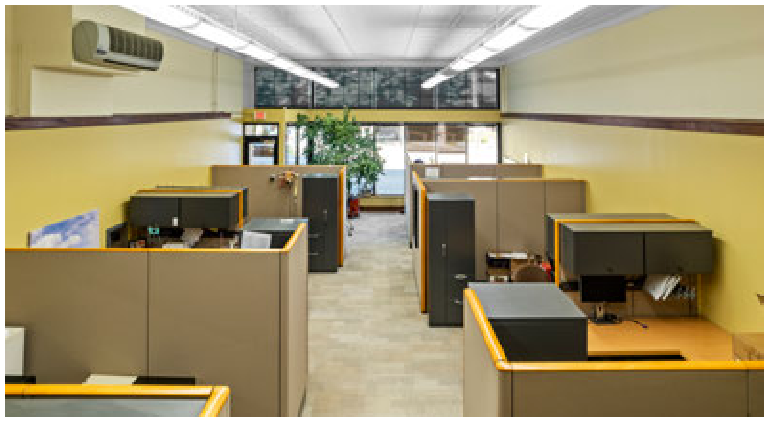




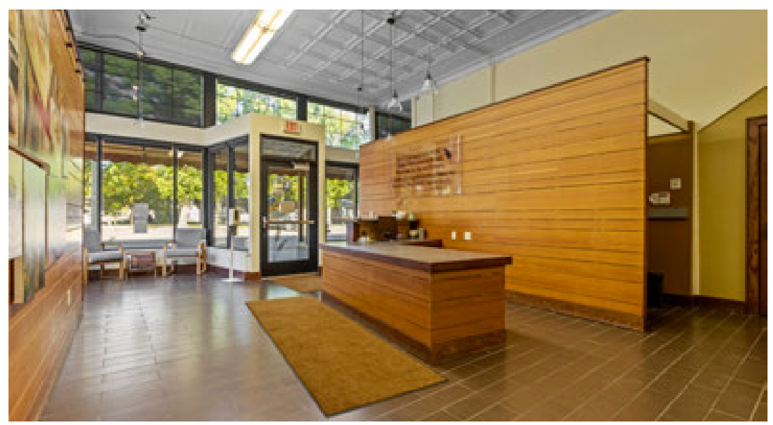


Photos





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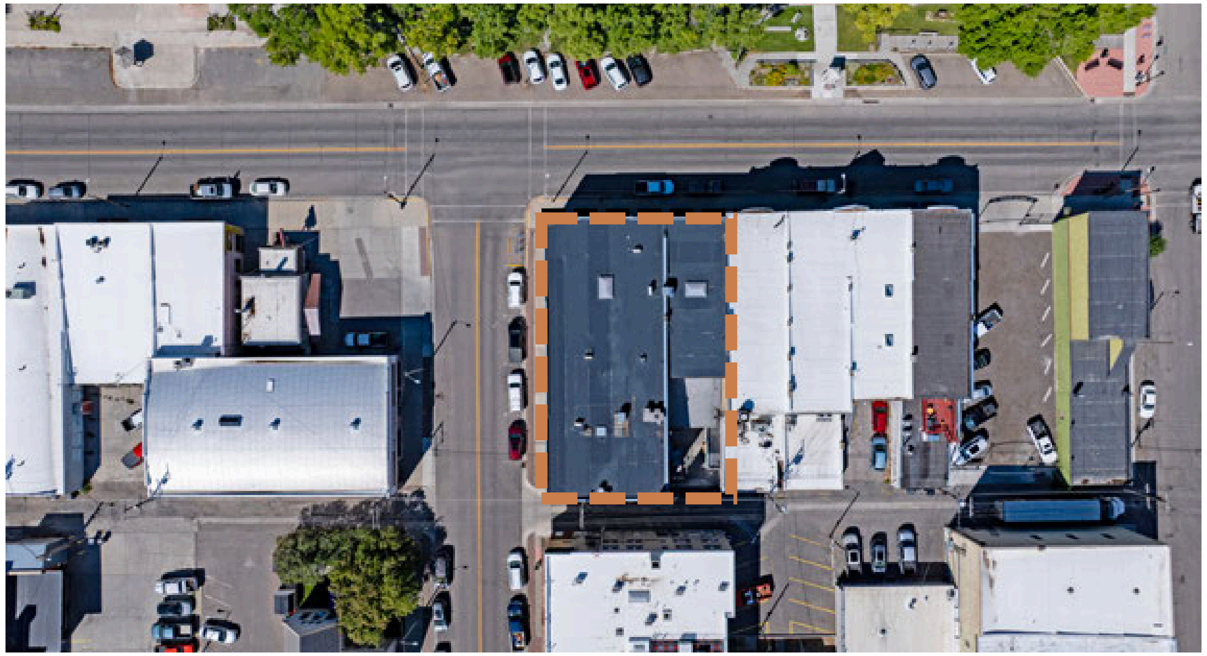


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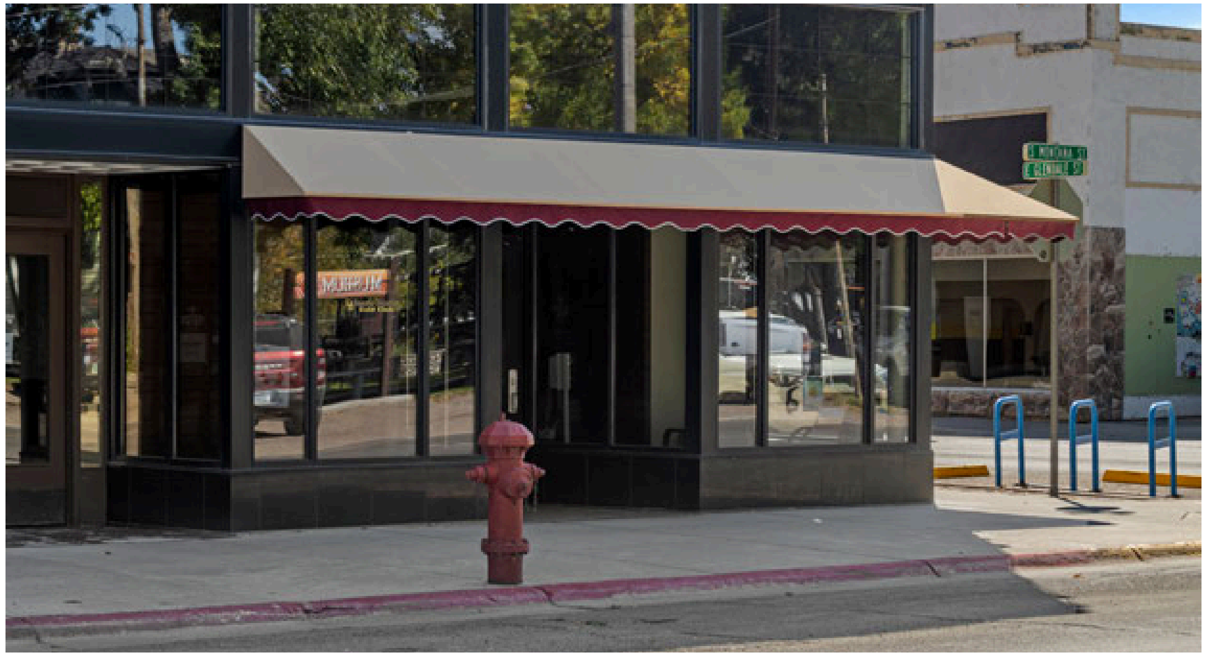
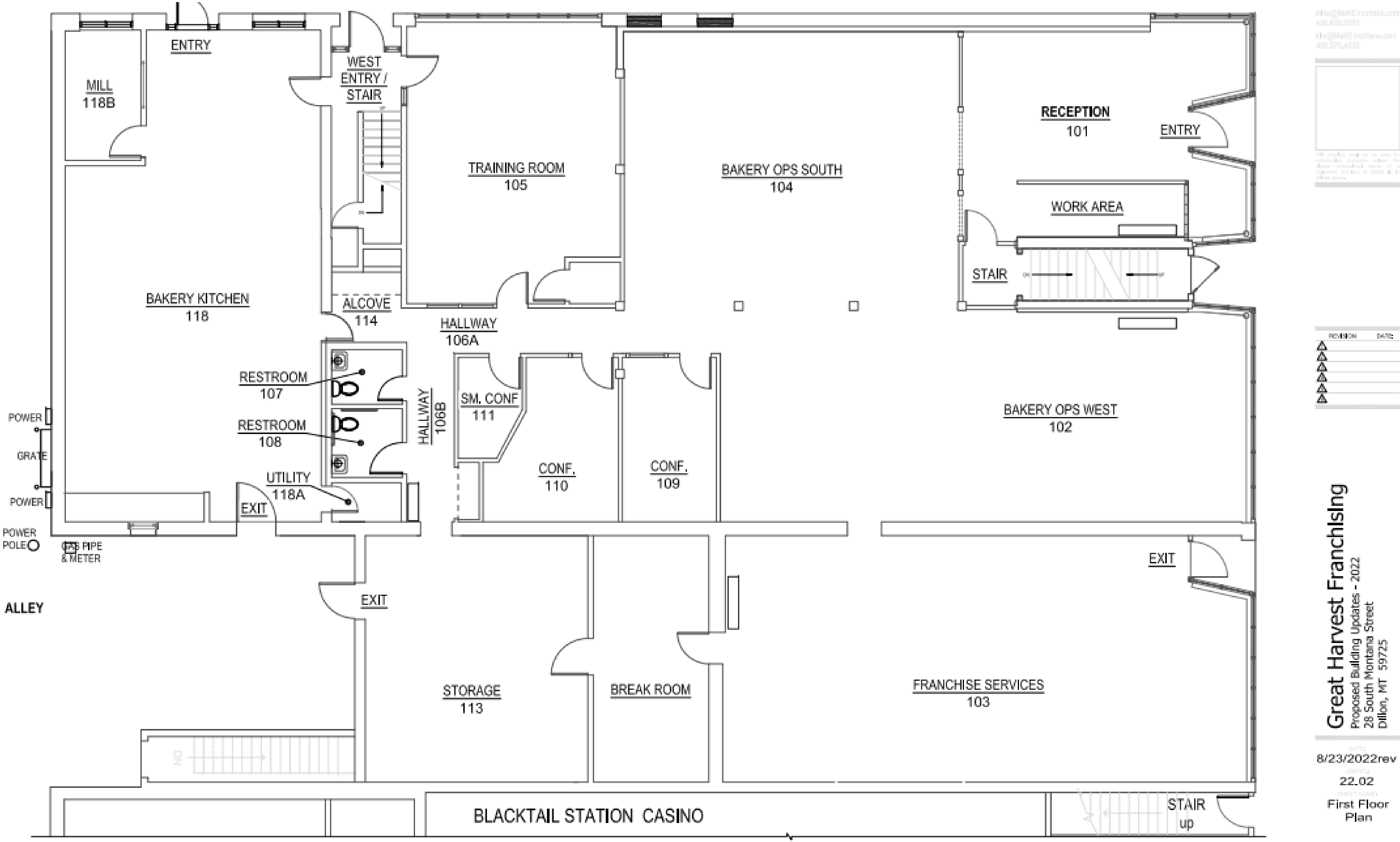
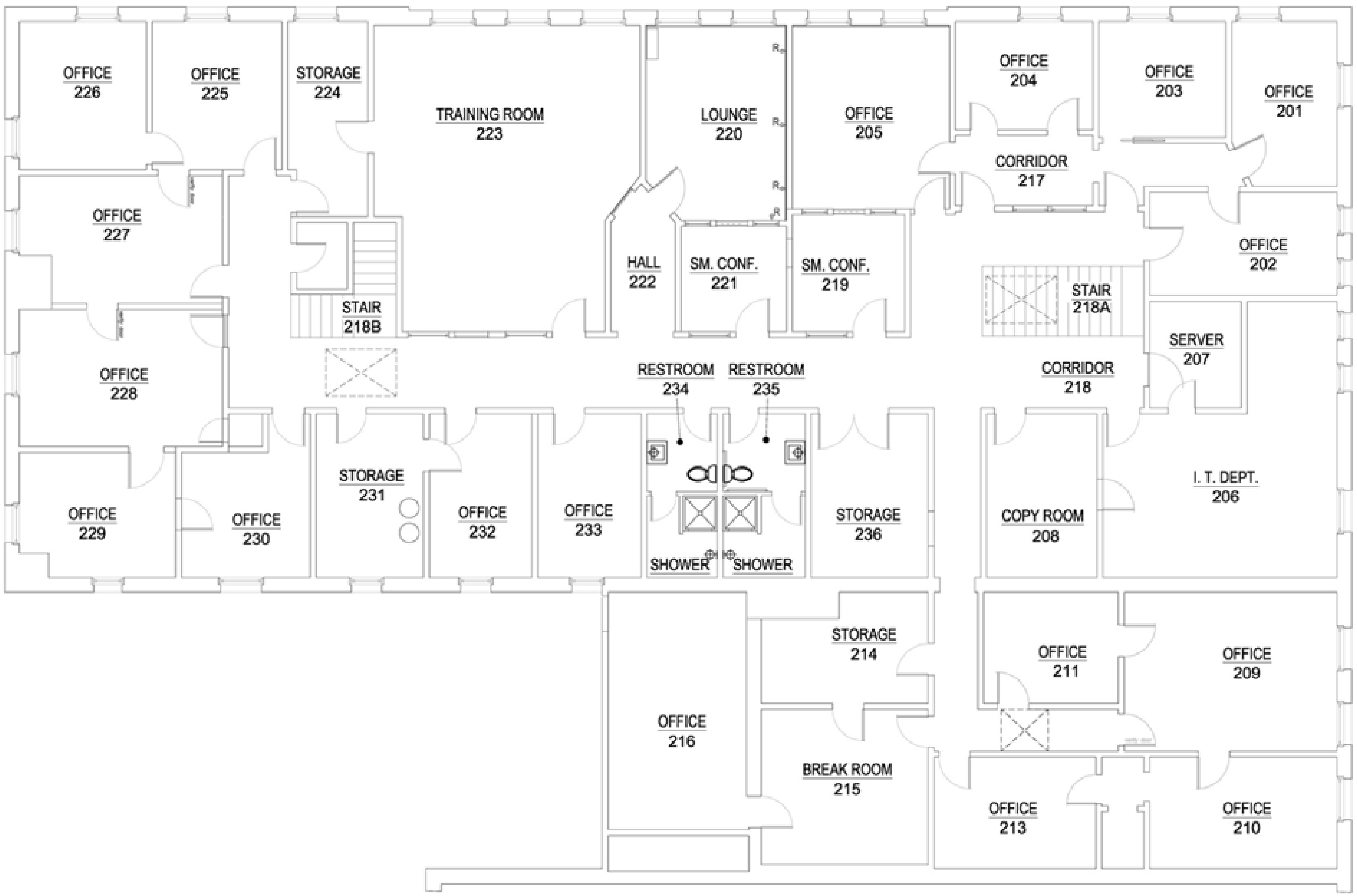


Photos


ENTRY
MILL
118B
WEST
ENTRY /
STAIR
TRAINING ROOM
105
BAKERY OPS SOUTH
104
RECEPTION
101
ENTRY
WORK AREA
STAIR
BAKERY KITCHEN
118
ALCOVE
114
HALLWAY
106A
RESTROOM
107
RESTROOM
108
HALLWAY
106B
SM. CONF
111
CONF.
110
CONF.
109
BAKERY OPS WEST
102
UTILITY
118A
EXIT
POWER
GRATE
POWER
POWER
POLE
GAS PIPE
& METER
ALLEY
EXIT
EXIT
STORAGE
113
BREAK ROOM
FRANCHISE SERVICES
103
BLACKTAIL STATION CASINO
STAIR
up
REVISION
DATE
Great Harvest Franchising
Proposed Building Updates - 2022
28 South Montana Street
Dillon, MT 59725
8/23/2022rev
22.02
First Floor
Plan

Floor Plans



1 Second Floor Plan - Overall Plan
1/4" = 1'-0"

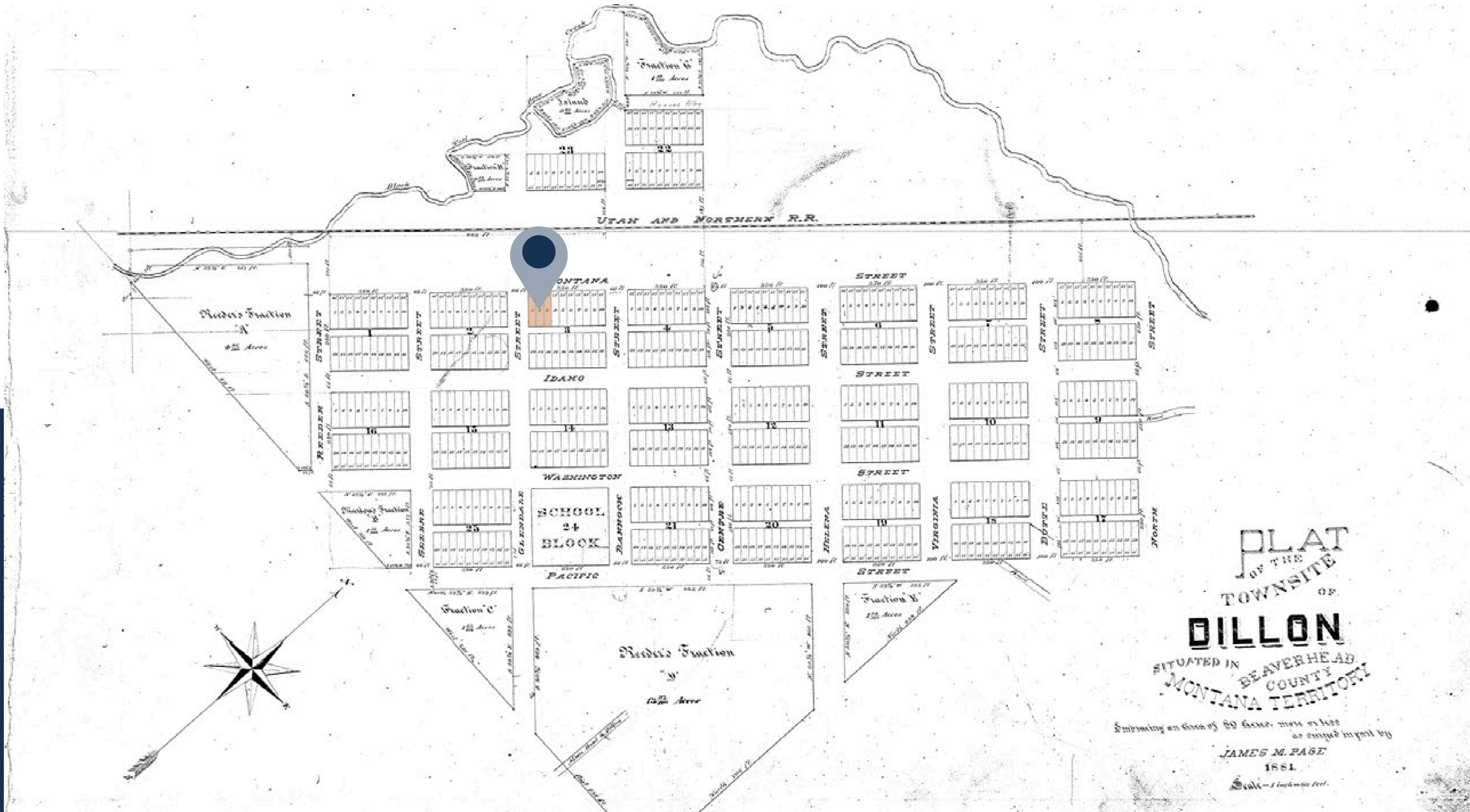
MaKE llc
116 cypress avenue
bozeman, montana
59715

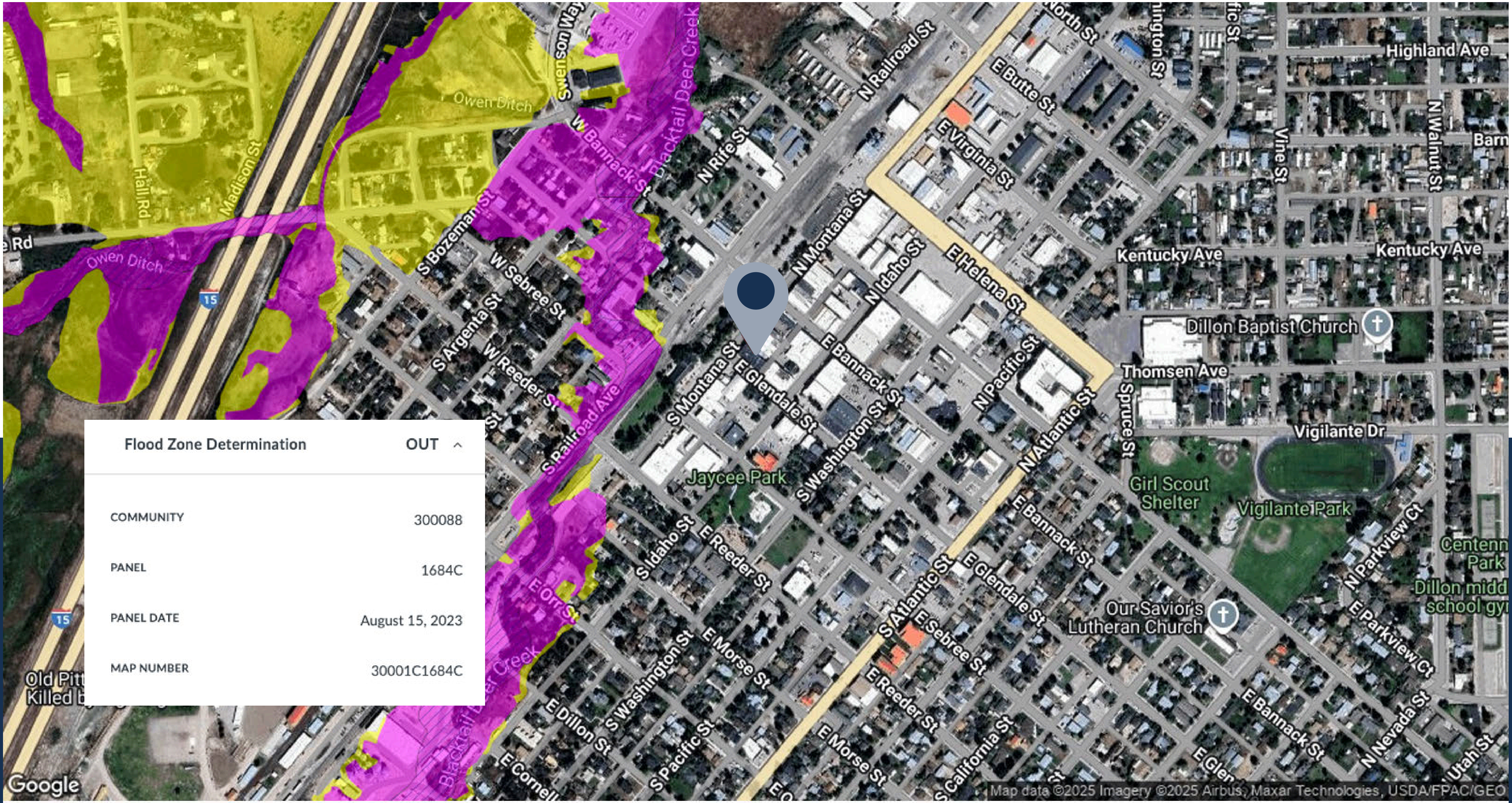
Great Harvest Franchising
Proposed Building Updates - 2022
28 South Montana Street
Dillon, MT 59725

08/23/2022rev
22.02
Second
Floor Plan

A2.1

Floor Plans


PLAT OF THE TOWNSITE OF DILLON
SITUATED IN BEAVERHEAD COUNTY MONTANA TERRITORY
JAMES M. PAGE
1881
UTAH AND NORTHERN R.R.
MONTANA STREET
IDAHO STREET
WASHINGTON STREET
PACIFIC STREET
SCHOOL 24 BLOCK
Reeder's Fraction "A"
Reeder's Fraction "B"
REEDER STREET
SHERRE STREET
GLENDALE STREET
BANNOCK STREET
CENTRE STREET
HELENA STREET
VIRGINIA STREET
BUTTE STREET
NORTH STREET
Fraction "C"
Fraction "E"
Fraction "G"
Island



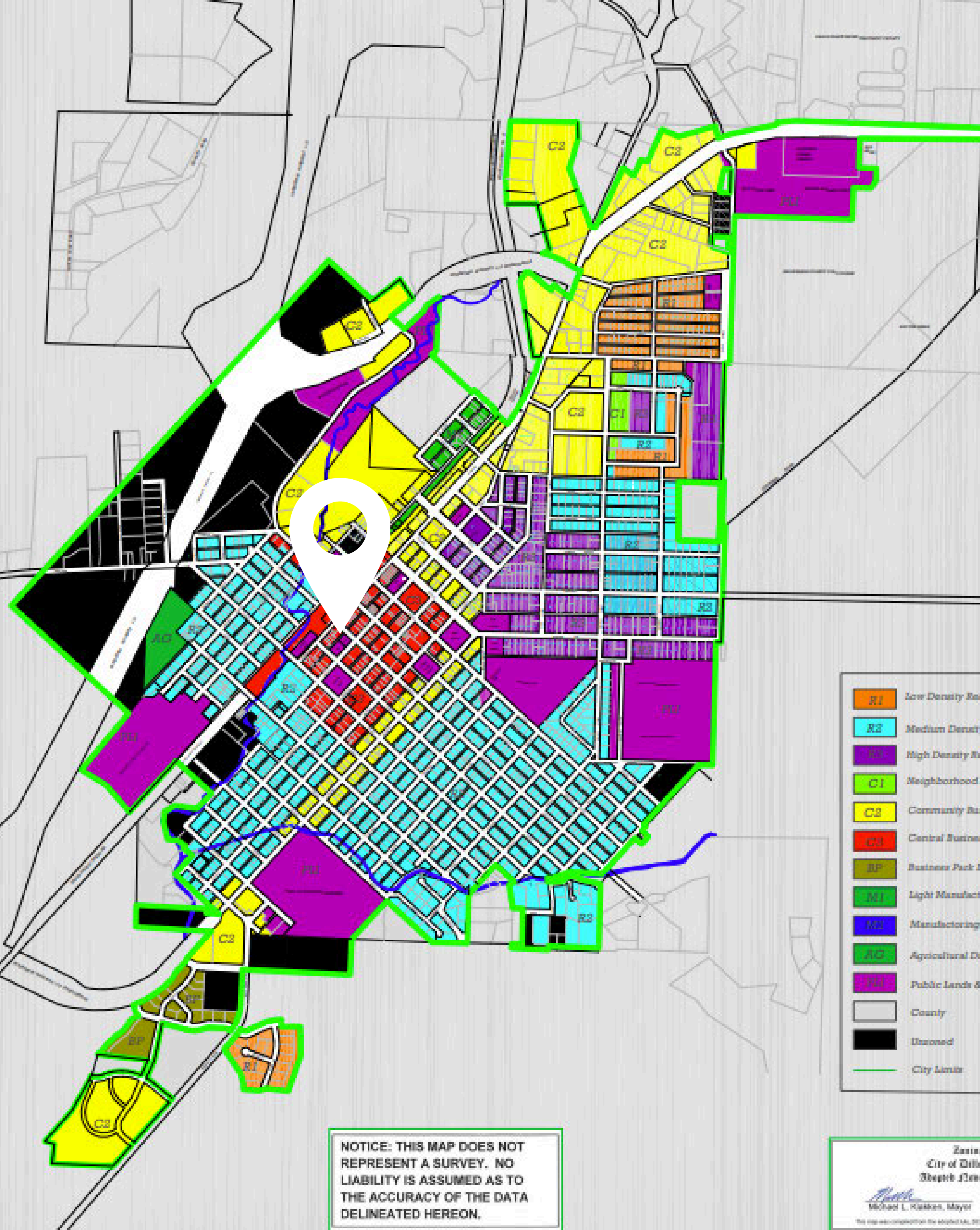
Flood Zones: X500 or B Zone A Zone V Zone D Zone Floodway CBRA

Flood Plain

Soils

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
32B	Yamacall loam, 0 to 4 percent slopes	2.1	100.0%
Totals for Area of Interest		**2.1**	**100.0%**

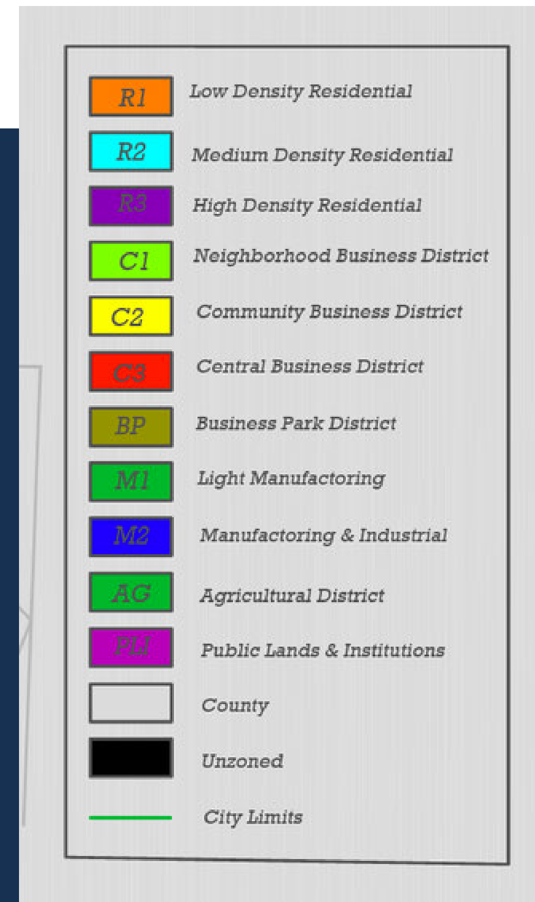


Zoning

City of Dillon

C3 Central Business District

Link to Zoning Code



SterlingCRE ADVISORS

Brokerage Advisor & Team

CLAIRE MATTEN, CCIM | SIOR

Commercial Real Estate Advisor

Claire has a long record of successfully guiding local, national, and multi-national clients with their commercial real estate acquisitions, lease obligations, asset reposition and dispositions. Claire specializes in industrial investment, commercial office, and self-storage properties.

JOE TREDIK

Leasing Specialist

Joe brings a personal understanding of the local market, its trends, and its unique opportunities to the Sterling Team. He leverages his accounting background and leasing experience to provide clients with detailed financial analysis and strategic insights that enable clients to make well informed leasing decisions.

SIERRA PIERCE

Transaction Coordinator

Sierra has a sharp eye for detail with a background in client service and project coordination. With experience in marketing, small business ownership, and healthcare administration, Sierra has spent her career managing logistics, building strong relationships, and ensuring no task falls through the cracks.

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