

## Cross Property All Fields Detail

Listing

### CONFIDENTIAL DOCUMENT - BIG SKY COUNTRY MLS MEMBER USE ONLY ALL FIELDS DETAIL REPORT

**MLS#:** 400113  
**Status:** Active  
**Asking Price:** \$2,750,000 (\$110.83/SF)  
**Original Price:** \$2,900,000 (\$116.87/SF)  
**Class:** Commercial Sale  
**Type:** Commercial Building  
**Lot Size:** 2.41 - Acres  
**Bldg Sq Ft:** 24,813  
**Year Built:** 1980  
**Address:** 100 Milwaukee Avenue  
**Address 2:** 612 West Street  
**City:** Deer Lodge  
**County:** Powell  
**Area:** 12M - Other Montana Counties  
**Subd/Complex:**  
**Legal:** ORIGINAL ADD (DEER LODGE), S33, T08 N, R09 W, ORIG BLK 23 LOTS 1-10, MONTANA AVE 40' (BK 107 PAGE 1) CITY RESOLUTION 992, ORIGINAL ADD (DEER LODGE), S33, T08 N, R09 W, BLOCK 20, Lot 6 - 8, ORIGINAL ADD (DEER LODGE), S04, T07 N, R09 W, BLOCK 35, Lot 1 - 7, N2 OF 8  
**Directions:** Take exit 184 from I-90 toward Deer Lodge, MT. Merge onto Main St for approx 0.6 miles. Turn left onto Milwaukee Ave. Property will be on your left and lot behind the pantry (to right) is included.

Recent: 04/17/2025 : PRC DECR : \$2,900,000->\$2,750,000

#### GENERAL LISTING INFORMATION

<b>Input Date:</b>	03/12/2025 12:24 PM	<b>Update Date:</b>	04/17/2025
<b>Listing Date:</b>	03/10/2025	<b>Expiration Date:</b>	02/12/2026
<b>Agent 1:</b>	<a href="#">Airika Lakkala Ph:(406) 498-6465</a>	<b>Administrative Fee:</b>	
<b>Office 1:</b>	<a href="#">Berkshire Hathaway - Butte Ph:406-299-3980</a>		
<b>Agent 2:</b>	<a href="#">Bonnie Hawke Ph:(406) 491-4663</a>	<b>Listing Type:</b>	Exclusive Right to Sell
<b>Office 2:</b>	<a href="#">Berkshire Hathaway - Butte Ph:406-299-3980</a>	<b>REO/Short Sale/Foreclosure:</b>	Neither
<b>Agent 3:</b>			
<b>Office 3:</b>			

#### PROPERTY DETAILS

<b>Builder/Architect:</b>		<b>Zoning:</b>	C - Commercial
<b>3 Phase Electric Svc:</b>		<b>Zoning District:</b>	
<b>Exceptions:</b>		<b>Planning Jurisdiction:</b>	County
<b>Parcel Tax ID#:</b>	<a href="#">0000059000</a>	<b>Flood Plain:</b>	
<b>Additional Parcel Tax IDs:</b>		<b>Covenant/Deed Rstrn YN:</b>	No
<b>Possible Uses:</b>	Office, Restaurant, Retail		
<b>Showing Instructions:</b>	Contact LA to arrange showings. Business is in operation.		

#### MISCELLANEOUS

<b>Days On Market:</b>	52	<b>Realtor.com:</b>	Yes
<b>CDOM:</b>	52	<b>IDX Include:</b>	Yes
<b>Lockbox Type:</b>	None	<b>IDX Include Address:</b>	Yes
<b>Owner Name:</b>	R&C Lumber, Inc.	<b>ListHub:</b>	Yes
<b>Occupant:</b>		<b>VOW Comment:</b>	Yes
<b>Automated Valuation:</b>	No		

#### FEATURES

<b>For Sale:</b>	Building, Land	<b>Parking:</b>	1-10 Spaces / Common, Downtown Street
<b>Tenants Pay:</b>		<b>Utility Services:</b>	City Sewer, City Water
<b>Heating:</b>	Gas Forced Air, Space Heater	<b>Cooling:</b>	

#### ASSOCIATION DETAILS

<b>Association 1 YN :</b>	No	<b>Association 1 Amt:</b>	
<b>Association 1 Pay Per:</b>		<b>Association 1 Includes:</b>	
<b>Association 1 Contact:</b>		<b>Association 1 Contact Ph:</b>	
<b>Association 2 YN:</b>		<b>Association 2 Amt:</b>	
<b>Association 2 Pay Per:</b>		<b>Association 2 Includes:</b>	
<b>Association 2 Contact:</b>		<b>Association 2 Contact Ph:</b>	

#### AGENT INFORMATION

##### Agent Only Remarks

Contact LA to arrange showings. All FF&E and inventory to be included in sale. Inventory list and additional sale information to be provided upon signing/execution of NDA.

#### PUBLIC INFORMATION

##### Public Remarks

Take advantage of this rare opportunity to acquire a well-established construction supply business in Deer Lodge, Montana. Serving both retail and contractor clients, this business has built a strong market presence in a high-demand region. With a proven track record of modernized

operations and strategic vendor partnerships through "Do It Best," it ensures competitive pricing and efficient inventory management. The property spans 2.41 acres across three parcels, featuring 24,813 square feet of improved structures. The main building, measuring 13,491 square feet, was constructed in 1980 and expanded in 2006. A 6,618-square-foot lumber shed, partially enclosed, was originally built in 1980 with an addition in 2016. Additionally, the property includes a 4,704-square-foot warehouse, built in 1974. A 0.27-acre northern parcel of excess land provides further potential for expansion or redevelopment. The site also contains multiple three-sided sheds. Montana's ongoing construction growth and housing demand provide a strong foundation for continued success. This offering can be structured as a business sale or an asset sale, allowing buyers flexibility based on their investment goals. Contact us today to explore this outstanding opportunity.

**FINANCIALS**

<b>Tax Year:</b>	2024	<b>Terms Acceptable:</b>	3rd Party Financing, Cash
<b>Apx Tax Amt:</b>	\$6,803	<b>Preferred Title Company:</b>	
<b>SID/RID:</b>		<b>Possession:</b>	Closing, Recording of Deed
<b>Financial Cmnts:</b>			

Prepared By: Airika Lakkala

Date Printed: 05/01/2025

 Property History

100 Milwaukee Avenue, Deer Lodge, MT 59722

**MLS#** [400113](#)

**Prop. Type:** COMMIND/Commercial Buil<sup>k</sup> CDOM: **52** List Office: [Berkshire Hathaway - Butte](#)



DOM	Price	Change	Type	Effective	Chg Info	Chg Timestamp
38	\$2,750,000		Price Decrease	04/17/25	\$2,900,000->\$2,750,000	04/17/25 05:20 PM
	\$2,900,000		New Listing	03/10/25	->A	03/12/25 12:24 PM

**MLS#** [355991](#)

**Prop. Type:** COMMIND/Commercial Buil<sup>k</sup> CDOM: **22** List Office: [Berkshire Hathaway - Butte](#)



DOM	Price	Change	Type	Effective	Chg Info	Chg Timestamp
22	\$600,000		Sold	03/05/21	(\$600,000)	03/21/21 11:29 PM
22	\$600,000		Under Contract	11/10/20	A->UCONT	03/21/21 11:26 PM
153	\$600,000		New Listing	10/19/20	->A	03/21/21 11:22 PM

Information deemed reliable but not guaranteed.

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