

CORDER

AND ASSOCIATES, LLC



Commercial Shop With Huge Potential

412 E. Railroad Ave. N., Manhattan, MT 59741

Offered at \$975,000

Presented Exclusively by
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Property Information

Lot Size: 0.678 leased acres from railroad

Taxes: \$3,000.00 (2024)

Legal: MANHATTAN ORIG PLAT, S10, T01 N, R03 E,
RAILROAD RW NEAR BLKS 31 & 32 LEASE #501,619

HVAC: 3 Overhead heaters in shop; electric radiant in
offices

Water/Sewer: City

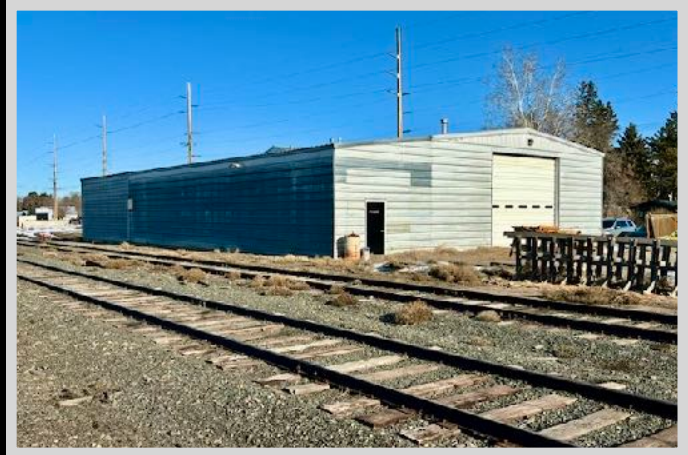
Zoning: Industrial/Commercial

Extras: Dust collector; Air system; Fenced propane fill
station

Current Lease: \$7,100/mo

Executive Summary

Manhattan, Montana presents a unique investment opportunity in a growing market. This small town is strategically located near Bozeman and Yellowstone National Park, ensuring consistent foot traffic from both residents and tourists. The area's economy shows strong potential, supported by a community that values local businesses. The shop is equipped with three overhead heaters and separate offices featuring radiant heating. Furthermore, it includes a dust collector and air system, making it suitable for woodworking, metalworking, or similar trades. Investing in a shop here allows you to tap into a diverse customer base, from outdoor enthusiasts to local families. The community actively supports retail ventures, providing a conducive environment for business growth. Regular events, such as the Manhattan Potato Festival and farmers markets, enhance visibility and customer engagement, making it easier to establish a loyal clientele. With its commitment to fostering business development, Manhattan offers a promising landscape for investors looking to capitalize on small-town charm combined with significant growth potential. This is not just a property investment; it's an opportunity to contribute to and benefit from a vibrant local economy.



Local Area

Small town Manhattan, Montana is just northwest of Belgrade and 20 miles northwest of Bozeman. Manhattan is found along the I-90 corridor and is nestled among the Horseshoe Hills to the north, the Bridger Range to the east, and the Spanish Peaks Wilderness to the south. The main industries in this area include seed potatoes, dairy, wheat, and cattle. Manhattan's central location offers endless recreational opportunities from fishing to hunting under the Big Sky.

Blossoming in the heart of Montana and nestled between four mountain ranges is the picturesque college town of Bozeman. An outdoor enthusiast's haven, Bozeman's beauty attracts populations from all over that are seeking a higher quality of life. In fact, Bozeman was voted #10 in Money Magazine's best places to live in 2017. In addition, Moody's Analytics predicts an 11.4% job growth over the next five years, and there is access to wonderful jobs in Bozeman as it is a booming hub for innovative companies and those seeking to start up on their own. Bozeman is home to Montana State University and attracts over 15,000 students annually. Cheers for the local Bobcats can be heard through the valley, and fans gear up every fall for the tradition of tailgating before the competitive football games. The city graciously provides an active nightlife and top headlining concerts from various artists. As a result, the cultural scene is dynamic and energetic. Visit local art galleries, charming downtown boutiques, fine dining restaurants, or the popular and famous Museum of the Rockies. As a Smithsonian Affiliate, the museum is recognized as one of the world's finest research and historical museums. Here you can peruse all the exhibits and study the extensive collection of dinosaur fossils. If outdoor adventure is what you are craving, Bozeman can feed your hunger. Its central location provides access to world-class skiing, fishing, hiking, rafting, boating, and more. Yellowstone National Park is 90 minutes away where you can catch a glimpse of the rarely seen grizzly and wolf at the Grizzly and Wolf Discovery Center.

Area Attractions

The Gallatin Valley holds the key to blue-ribbon fishing with many rivers and streams to accommodate different varieties of fish. Swimming and boating in between casts are a great summer way to make lasting memories.

Blue-Ribbon Fishing

Madison River

Considered to be one of the prettiest and most popular rivers in Montana, the Madison River provides scenic floats, gorgeous canyons, and breathtaking views. Even if the fish are not biting, the land surrounding the river makes any day worth it. The Madison begins in Yellowstone National Park and flows for more than 140 miles before reaching the Missouri River near Three Forks, Montana. The mighty Madison River ranks as one of the top rivers for trout fishing and contains high numbers of quality-sized Brown and Rainbow Trout. Whether you are a dry fly, nymph, or streamer fisherman, there is enough for all to enjoy success on these waters.



Gallatin River

The Gallatin River flows for 12 miles from its origin where the East and West Gallatin Rivers meet and join the Jefferson and Madison and form the mighty Missouri. Flowing through a fertile agricultural valley, the Gallatin River irrigates and nourishes grazing and farmlands. This river is perfect for wade fishing along the banks or in the deep pools providing coverage for fish. Game fish include Brown and Rainbow Trout and Mountain Whitefish. Access is easy to find, and the river is open all year round for the avid fisherman.

East Gallatin River

Much different from the larger rivers in the area, the East Gallatin River is small but with big trout. Flowing through the mountains and the heart of the Gallatin Valley, there are large numbers of Brown Trout strategically treading around the twists and turns. Numerous springs feed into the river making it an incredibly fertile fishery with outstanding hatches. The river is generally too narrow for drift boats, so make sure you have a good pair of waders. This beautiful river is set in scenic areas and produces sounds that swallow up the chatter of the busy outside world. Get lost fly fishing this perfect Gallatin Valley River.



Ennis Lake

Ennis lake stretches for 2.6 miles and was formed by the construction of the Madison Dam. Camp, boat, fish, or white-water raft in the Bear Trap Canyon downstream of the dam. Anglers can fish for Brown and Rainbow Trout in this 4,800-acre lake.

Hot Springs

Bozeman Hot Springs

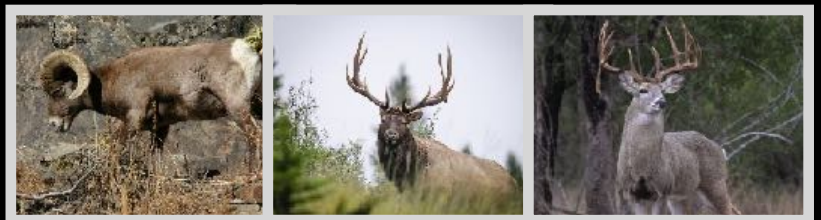
Bozeman Hot Springs is located in the Gallatin Valley of Montana. For over 100 years, visitors travel to natural hot springs to relax and rejuvenate in the 9 different pools and wet and dry saunas. It's a great spot to soak after skiing or just to allow your muscles to receive the therapy!

Norris Hot Springs

Named the Water of the Gods, Norris Hot Springs is a unique oasis situated among hillsides offering views of wildlife from the pool. Naturally heated from the bubbling springs below the earth's surface, the pool's clean hot mineral waters are 120 degrees. Soak here to treat your body to the healing powers of the hot mineral waters and enjoy the atmosphere with live music, food, and a campground.

Hunting in the Big Sky

The Big Sky area in the Gallatin Valley is in Region 3 of the state and includes 18,089 square miles of land, about 60% of it beginning in public lands. Big game hunting is a major draw to enthusiasts from all over the world as approximately 50% of all Montana elk are harvested from this region! As of 2018, Region 3 had the most elk in the state with a population of 70,000! It is not just elk that come in healthy populations around here. Black bear, deer, mountain goat, bighorn sheep, moose, and antelope serve as excellent game as well. You will find that the most common places to hunt in this area are Porcupine Creek, Taylor Fork, and Cinnamon Creek Trail. Should you need to practice before going out into the wild, stop at the Redcliff Shooting Range for a couple of rounds!



Museum of the Rockies

Visit the popular and famous Museum of the Rockies. As a Smithsonian Affiliate, the museum is recognized as one of the world's finest research and historical museums. Here you can peruse all the exhibits and study the extensive collection of dinosaur fossils.

Yellowstone National Park

Yellowstone National Park is a mere 90 minutes away where you can catch a glimpse of the rarely seen grizzly and wolf at the Grizzly and Wolf Discovery Center. Visit geysers and the historic Old Faithful for sights that you will never forget. Get a taste of the wild, see where the wildlife roam and enjoy all the amenities of a national park!

Skiing and Winter Sports

Bridger Bowl Ski & Snowboard Resort

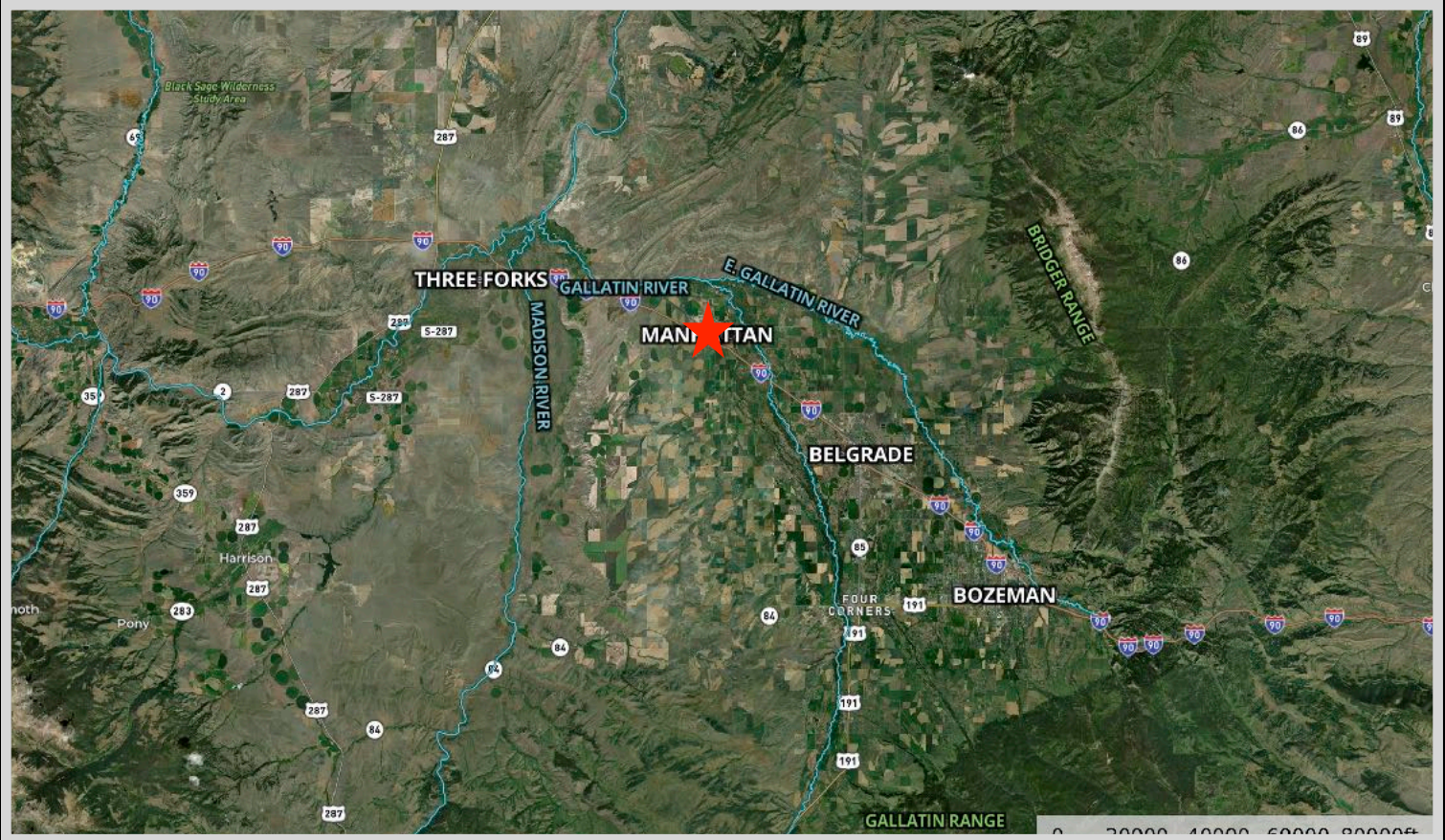
The resort boasts four large bowls within its boundaries that offer a variety of landscapes and terrain for any individual's ability.

Big Sky Resort

Stay at the resort and take part in all the splendid activities it has to offer. Go mountain biking on numerous trails and see the gorgeous scenery firsthand. Golf on the prestigious course and then relax at the spa. In the winter months enjoy skiing, snowshoe tours, and sleigh rides. In the warm months hike, zipline, and get out in the amazing Montana sunshine.



Property Maps



The information is provided by outside sources and deemed reliable but not guaranteed by the brokerage firm, its agents or representatives. Buyers and their agents are encouraged to conduct due diligence, and verify to their satisfaction, the information contained herein regarding property.