



304 N Main St.
Butte, MT 59701
\$900,000

Details

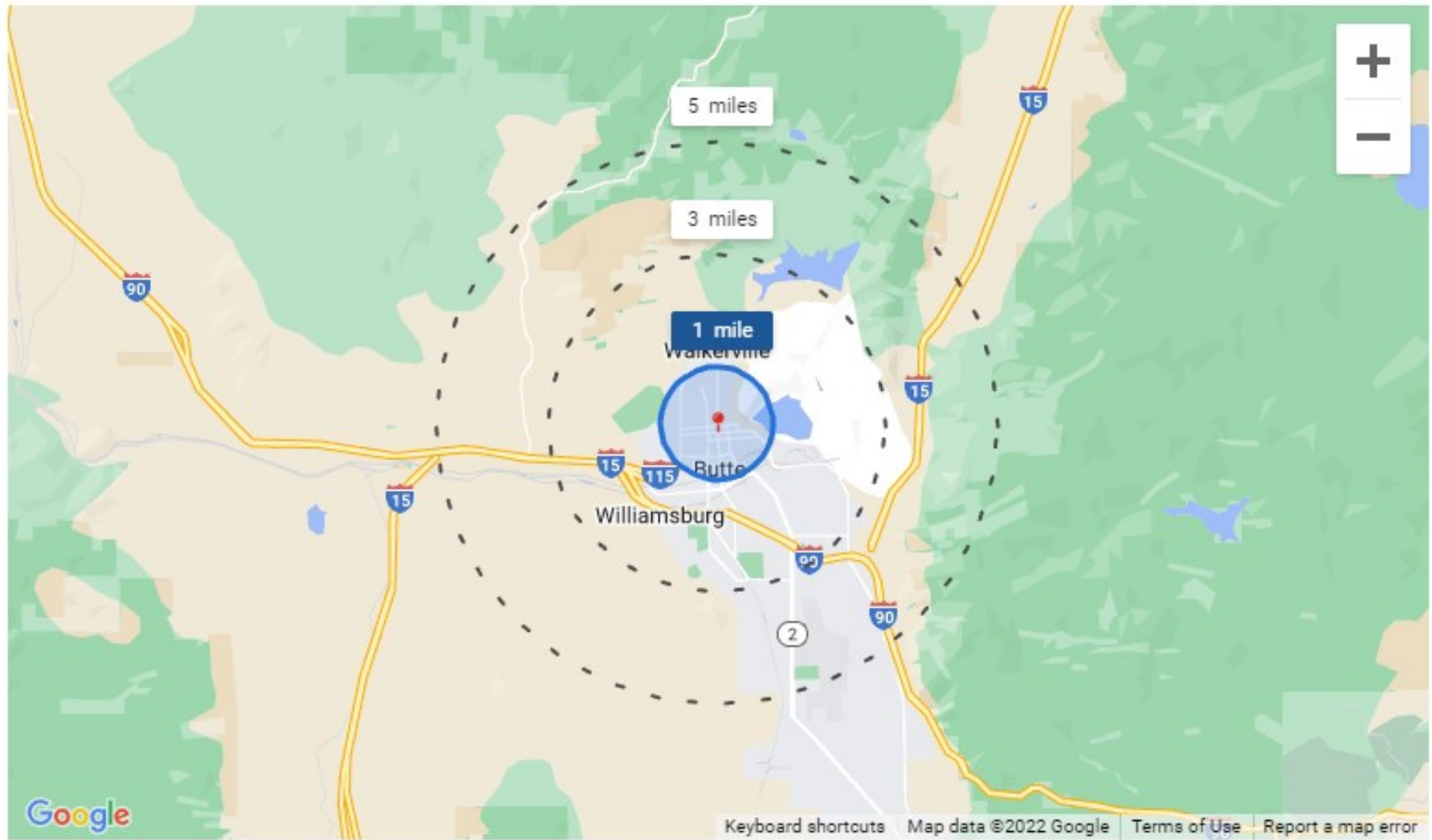
Property Type	Mixed Use, Multifamily, Office, Retail	Subtype	Apartment Building, Storefront, Traditional Office
Investment Type	Redevelopment	Class	B
Tenancy	Vacant	Square Footage	26,169
Price/Sq Ft	\$34.39	Occupancy	Vacant
Year Built	1892	Year Renovated	1970
Buildings	1	Stories	3
Zoning	C-	Lot Size (sq ft)	20,895
Ownership	Action Inc		

Fix & Flip or Fix & Hold!

Rehab this amazing building into a Luxury 2br 20-Unit Apartment Building. You can rehab 15 Units into long-term rentals and 5 Units for short-term rentals (Airbnb). However you set it up, it will be a Cash Cow!!!

Originally constructed in 1892, the Tuttle Building has served many purposes for the community over the last 130 years and is ready for its next chapter. With 3 levels above ground and a full basement, this could be your perfect mixed use development project. Extraordinary original details remain throughout the building including unpainted oak woodwork, tin ceilings, and 3 vault doors to reincorporate into your rehabilitation design. Situated in the both the URA and Opportunity Zone boundaries, there may be financial incentives and funding opportunities available for this building. Neighboring the Original Mine Yard, Federal Court House, Butte Silver Bow Archives, and the Uptown Central Business Corridor, potential new uses are abundant. Upgrades to the building include a membrane roof, newer wiring, modern plumbing, rear fire escape, and recent sewer line to street. Building includes an elevator and fire suppression system. Rear courtyard has potential for off street parking.

Demographic Insights























HERRING HALL-MARVIN CO.

HAMILTON, O.

PROJECTED RENT ROLL

304 N Main St. Butte, MT 59701

Unit	BD/BA	Convert to	Projected
1	2/1.00	2br Luxury Apartment	\$1,000.00
2	2/1.00	2br Luxury Apartment	\$1,000.00
3	2/1.00	2br Luxury Apartment	\$1,000.00
4	2/1.00	2br Luxury Apartment	\$1,000.00
5	2/1.00	2br Luxury Apartment	\$1,000.00
6	2/1.00	2br Luxury Apartment	\$1,000.00
7	2/1.00	2br Luxury Apartment	\$1,000.00
8	2/1.00	2br Luxury Apartment	\$1,000.00
9	2/1.00	2br Luxury Apartment	\$1,000.00
10	2/1.00	2br Luxury Apartment	\$1,000.00
11	2/1.00	2br Luxury Apartment	\$1,000.00
12	2/1.00	2br Luxury Apartment	\$1,000.00
13	2/1.00	2br Luxury Apartment	\$1,000.00
14	2/1.00	2br Luxury Apartment	\$1,000.00
15	2/1.00	Air BNB \$95 a night	\$2,889.58
16	2/1.00	Air BNB \$95 a night	\$2,889.58
17	2/1.00	Air BNB \$95 a night	\$2,889.58
18	2/1.00	Air BNB \$95 a night	\$2,889.58
19	2/1.00	Air BNB \$95 a night	\$2,889.58
20	2/1.00	Air BNB \$95 a night	\$2,889.58

Total
Units

20

Total Projected
Monthly Income

\$31,337.48

Market Summary for Butte, Butte-Silver Bow, MT

2 Beds ▾

\$1,100

Median Rent

19%

^ \$175

Year-Over-Year Change