

FOR SALE

7264 US HIGHWAY 89

BELT, MONTANA 59412 · STORAGE + WAREHOUSE / SHOP

PRICE

\$1,499,000

BUILDINGS

±11,872 SF

SITE

±3.83 AC

STORAGE

38 UNITS

PROPERTY OVERVIEW

Four buildings on 3.83 fenced acres fronting US Highway 89 at Belt, twenty minutes southeast of Great Falls. Three mini-warehouse rows (2005, 2008, 2017) hold 38 storage units across ±5,760 SF and operate as rentals. A connected ±6,112 SF warehouse and shop at the north end is available to an owner-user at closing, with shop bays, overhead doors and a finished retail / office front.

PROPERTY HIGHLIGHTS

- 38 rental storage units in 3 buildings (±5,760 SF)
- ±6,112 SF warehouse / shop, owner-user ready
- Finished retail and office front, LVP flooring
- Shop bays with overhead doors and unit heat
- 3.83 fenced acres, 975 ft of perimeter fence
- Highway approach plus county-road access
- 2025 and 2026 operating statements available
- Preliminary C-store / casino / retail plans available

The county assessor carries the warehouse as two records (2005 original, 2015 addition); physically it is one structure. Zoning is not of record with the county; buyer to verify intended use, utilities and traffic counts. Information has been provided from sources deemed reliable but is not guaranteed. Buyer or tenant to verify all information to its own satisfaction.

SCOTT BLUMFIELD

BROKER/OWNER · LIC. RRE-RBS-LIC-16312

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CATALYST COMMERCIAL REAL ESTATE SERVICES

21 3rd Street N, Suite 5A, Great Falls, MT 59401

MLS #30078113



US HIGHWAY 89 FRONTAGE



STORAGE UNIT ROWS



WAREHOUSE / SHOP EXTERIOR



FINISHED RETAIL / OFFICE FRONT



SHOP BAYS



OVERHEAD DOOR ACCESS

PROPERTY DETAILS

ADDRESS	7264 US Highway 89
CITY / COUNTY	Belt / Cascade County, MT
ZONING	None of record — buyer to verify
LEGAL DESCRIPTION	S36, T19N, R06E, Tr 1, COS #4300 in SWNW
GEOCODE	02289536203050000
ASSESSOR NUMBER	0005529026
SITE AREA	±3.83 AC / 166,835 SF
TAXES (2025)	\$11,413.98
FLOOD PLAIN	None
MLS NUMBER	30078113

LIST PRICE	\$1,499,000
TOTAL BUILDING AREA	±11,872 SF
STORAGE BUILDINGS	3 rows, 38 units, ±5,760 SF
STORAGE BUILT	2005, 2008, 2017
WAREHOUSE / SHOP	±6,112 SF (2005 + 2015 addition)
FOUNDATION	Slab
YARD	Compacted gravel; asphalt / concrete aprons
FENCING	±975 LF perimeter
ACCESS	US Hwy 89 approach + county road
LOCATION	±20 min SE of Great Falls

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