



BAHNY REALTY



COMMERCIAL LISTINGS

204 LAST CHANCE LOOP ♦ ELLISTON, MT **COMMERCIAL OP!**



\$399,000 - \$625,000 ♦ MLS#30030125

- ♦ Investment Opportunity:
 - ♦ 3 Properties: 2 houses & motel
 - ♦ High Visibility: right off Highway 12
 - ♦ - Close Proximity to Outdoor Activities
 - ♦ 4 Well-Maintained Units, with amenities
 - ♦ RV/5th Wheel Parking: 5 spots w/ water, sewer & power hookups.
 - ♦ Single-Family Home: sep deeded adj parcel.
 - ♦ Can be divided into three sep properties!
- CALL NICK GARCIA 406-431-9397 OR
CALL CODY BAHNY 406-461-2824**

103/105 S MAIN STREET ♦ BOULDER, MT **COMMERCIAL OP!**



**CAN BE PURCHASED
3 DIFFERENT WAYS!
CALL US FOR MORE INFO!**

**NOW \$225,000-\$544,000
MLS#30019160**

- ♦ 103 S Main: 2040 SF
 - ♦ 105 S Main: 2720 SF
 - ♦ 4760 SF Comm Space
 - ♦ Owner Financing Available
 - ♦ Corner Lot on Main St
 - ♦ Over 2960 daily traffic count
 - ♦ Use as restaurant, office space or retail space.
- CALL NICK GARCIA
406-431-9397 OR
CALL CODY BAHNY
406-461-2824**



LAND LISTINGS

5797 HAUSER DAM ROAD ♦ HELENA, MT **PRICE REDUCED!**



\$365,000 ♦ MLS# 30034360

- ♦ Build your dream home on 5 ac w/ breathtaking views of Helena Valley
 - ♦ 3 ac - NO covenants w/ 1.98 ac are part of Crabtree Subd.
 - ♦ Unmatched panoramic views, Hauser Lake- Great Divide Ski Hill
 - ♦ Level building site atop a hill with a brand-new access road.
- CALL CODY BAHNY 406-449-7844**

8520 CANYON FERRY ROAD ♦ HELENA, MT



\$325,000 ♦ MLS# 30011350

- ♦ 5 acre parcel across from Norwegian Wood Golf Course.
 - ♦ Lakes views & excellent access from Hwy.
 - ♦ 20 min to Helena & all amenities.
- CALL GREG BAHNY 406-439-6325**

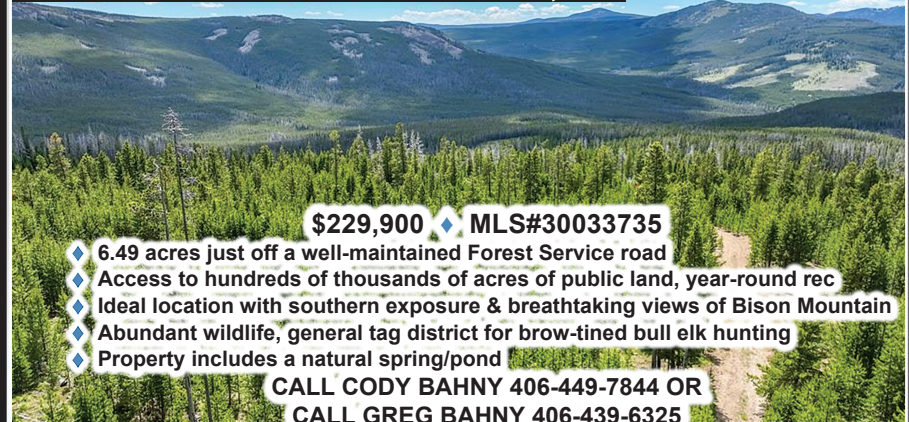
**BITTERROOT MEADOWS SUBDIVISION ♦ CLANCY, MT
FINAL PLAT HAS BEEN APPROVED!**



**\$238,000 ♦ \$265,000
MLS#30015867**

- ♦ 1.53 to 2.41 acre lots avail.
 - ♦ Subdivision will be paved!
 - ♦ ONLY 4 LOTS AVAILABLE with Power, Natural Gas & Fiber Internet.
 - ♦ Bitterroot Meadows Subn 1.5 miles N of Montana City.
 - ♦ Jefferson County taxes & school district
- CALL TOM MCDUFFIE
406-439-5744
CALL CODY BAHNY
406-449-7844**

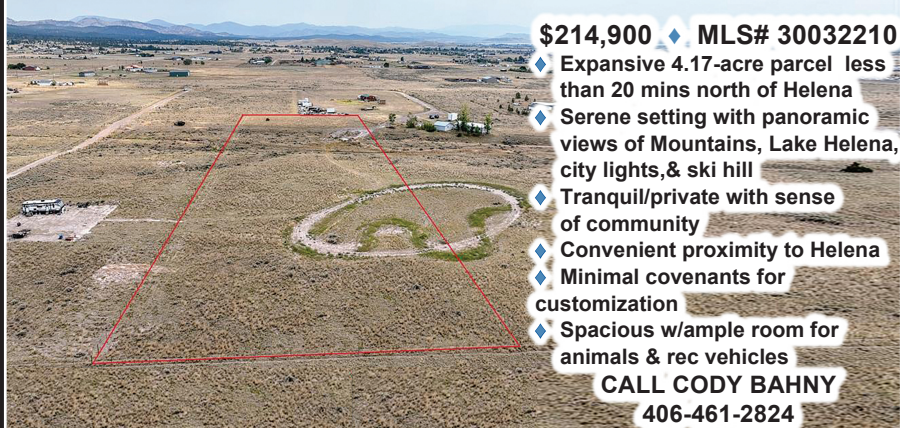
357 ONTARIO DRIVE ♦ ELLISTON, MT **PRICE REDUCED!**



\$229,900 ♦ MLS#30033735

- ♦ 6.49 acres just off a well-maintained Forest Service road
 - ♦ Access to hundreds of thousands of acres of public land, year-round rec
 - ♦ Ideal location with southern exposure & breathtaking views of Bison Mountain
 - ♦ Abundant wildlife, general tag district for brow-tined bull elk hunting
 - ♦ Property includes a natural spring/pond
- CALL CODY BAHNY 406-449-7844 OR
CALL GREG BAHNY 406-439-6325**

187 N HILL ROAD ♦ HELENA, MT **PRICE REDUCED!**



\$214,900 ♦ MLS# 30032210

- ♦ Expansive 4.17-acre parcel less than 20 mins north of Helena
 - ♦ Serene setting with panoramic views of Mountains, Lake Helena, city lights, & ski hill
 - ♦ Tranquil/private with sense of community
 - ♦ Convenient proximity to Helena
 - ♦ Minimal covenants for customization
 - ♦ Spacious w/ample room for animals & rec vehicles
- CALL CODY BAHNY
406-461-2824**

3017 RANGER DRIVE ♦ E HELENA, MT



\$199,000 ♦ MLS#30016739

- ♦ 1.79 acre level lot ♦ Mountain Views!
 - ♦ Close to shopping, airport, & hospital
- CALL GREG BAHNY 406-439-6325**

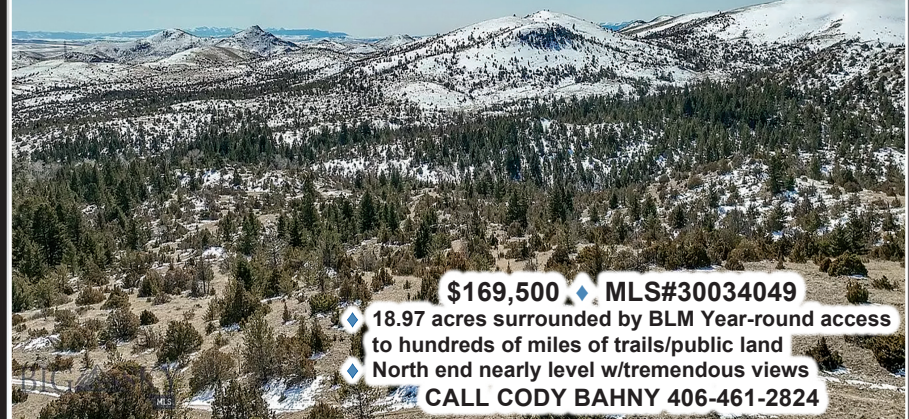
TBD UPPER SAWMILL CREEK ♦ CASCADE, MT



\$150,000 ♦ MLS# 30031678

- ♦ 42 acres close to the Dearborn River w/ No Covenants
 - ♦ Heavily treed, Neat rock croppings for exploring,
 - ♦ Multiple terrain types, Gorgeous views in all directions
 - ♦ and Numerous animal species roam the land
- CALL ALEX WADDELL 406-422-2199**

TBD KEATING GULCH RD ♦ RADERSBURG, MT



\$169,500 ♦ MLS#30034049

- ♦ 18.97 acres surrounded by BLM Year-round access to hundreds of miles of trails/public land
 - ♦ North end nearly level w/tremendous views
- CALL CODY BAHNY 406-461-2824**