

**Boulder River Resedential/Commercial Space**  
14 Old State Highway 10, Cardwell MT 59721  
Cardwell, MT 59721

**\$2,172,000**  
3.68± Acres  
Jefferson County





## Boulder River Resedential/Commercial Space Cardwell, MT / Jefferson County

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### SUMMARY

**Address**

14 Old State Highway 10, Cardwell MT 59721

**City, State Zip**

Cardwell, MT 59721

**County**

Jefferson County

**Type**

Commercial, Business Opportunity

**Latitude / Longitude**

45.870648 / -111.951354

**Dwelling Square Feet**

7,200

**Bedrooms / Bathrooms**

/ 1

**Acreage**

3.68

**Price**

\$2,172,000

**Property Website**

<https://greatplainslandcompany.com/detail/boulder-river-resedential-commercial-space-jefferson-montana/114911/>



## Boulder River Residential/Commercial Space Cardwell, MT / Jefferson County

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### **PROPERTY DESCRIPTION**

#### **Turnkey Commercial Property**

This is a rare opportunity to own a commercial property featuring **I-90 frontage** at a **prime intersection** between Bozeman, Butte, Helena, and Ennis. A fantastic investment for anyone looking to secure a centrally located, high-visibility space with easy interstate access.

The property spans 3.68 acres +/- and includes two large buildings with a **total shop space of 7,200 sq. ft** —perfect for a variety of business uses. The current operation as a sawmill proves the industrial capacity of the site. Whether you're interested in manufacturing, semi-truck repairs, food production, or even starting a distillery, the potential here is boundless. Or start fresh with a new build for a hotel/motel or senior living facility!

Private road access and no zoning restrictions give you the freedom to develop this space to meet your exact needs, and **seller financing or leasing is available**

#### **Property Features:**

- **Building 1:** 40'x70' with an office attached
- **Building 2:** 55'x80'
- 3 Phases Electric
- Room to expand with additional buildings, including multi-story options

#### **Equipment on property is negotiable:**

- Logosol PH360 4-Head Planer Molder
- 24" SuperMax Super Brush
- Baker 26" x 12" Planer
- Baker Blue Streak Band Saw (30HP Electric)
- Baker Edger
- Wall-Attached Work Bench
- Wood Stove
- 4 x 8 Work Bench
- AV-54 Auto Knife Grinder with Stand/Bench
- (2) Wood Carts
- (2) Roller Stands (8' Long)
- Banding Machine
- All Dust Collection Extractors (except CNC machine unit)
- All Wood Inventory Remaining at Time of Purchase
- Resaw Table

Don't miss this chance to invest in a property with **high-traffic I-90 frontage with no zoning restrictions**.

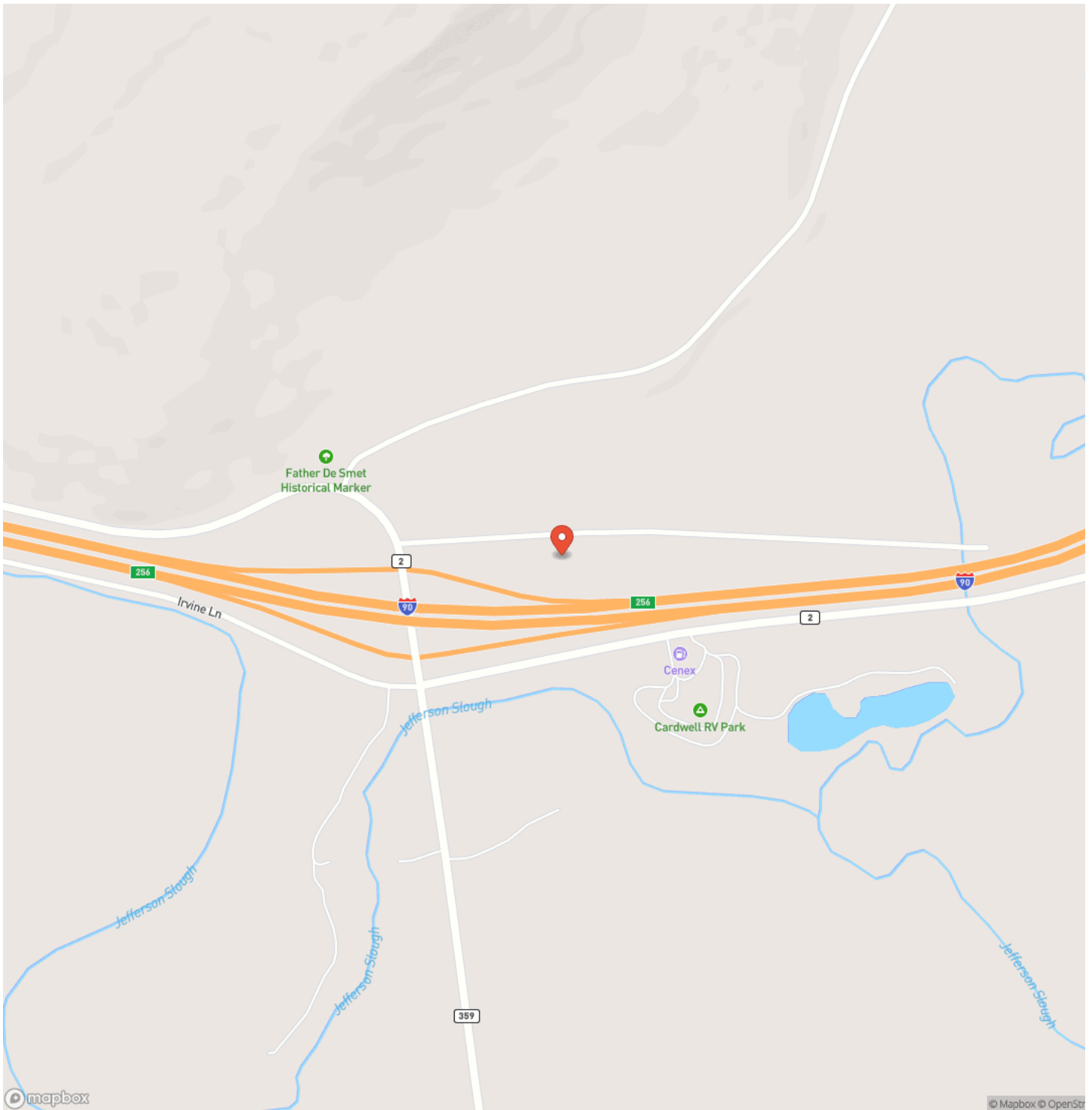
**Schedule a tour today!**



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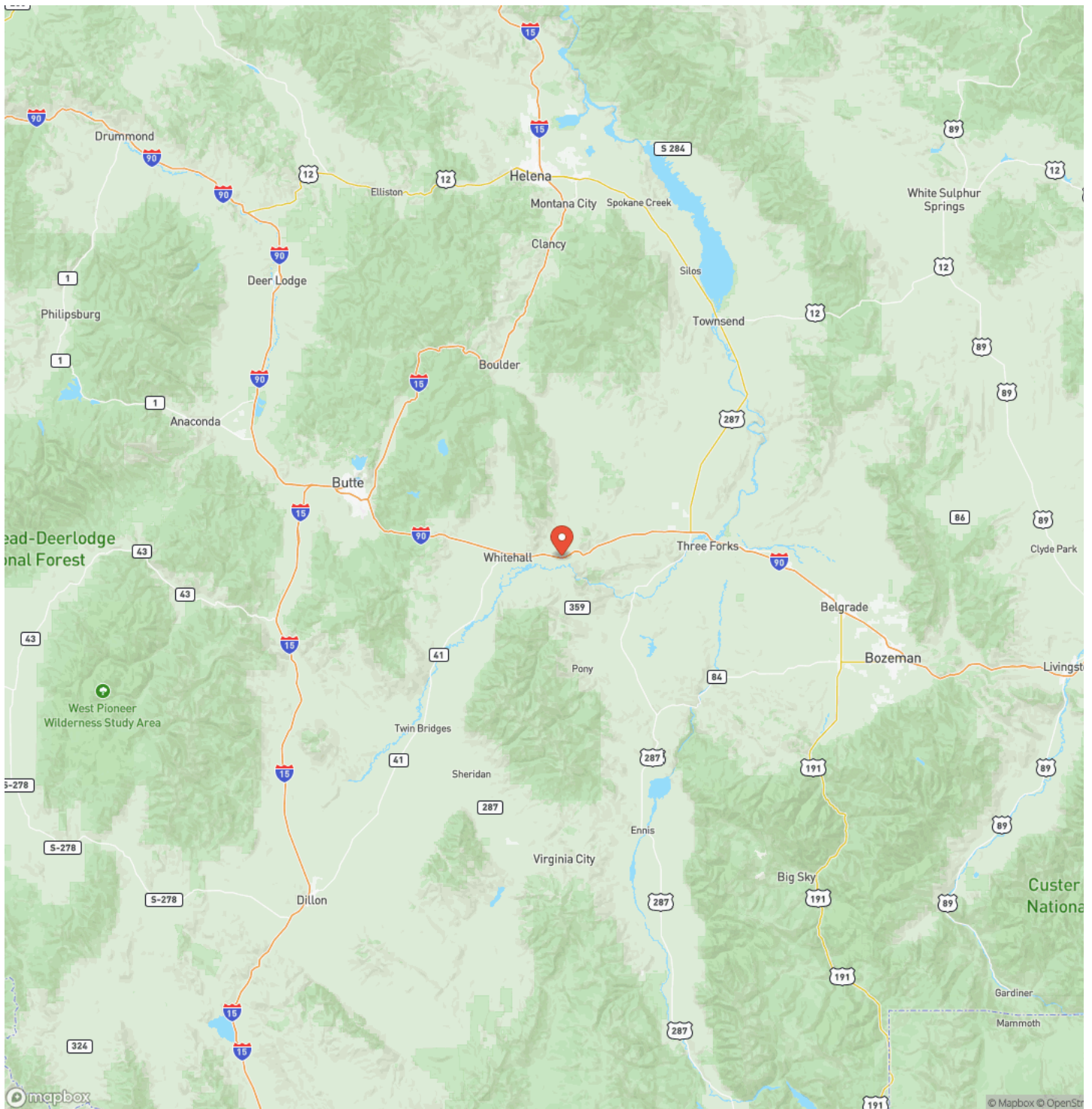


## Locator Map





## Locator Map





## Satellite Map



**Boulder River Resedential/Commercial Space**  
**Cardwell, MT / Jefferson County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Rob Silk

## Mobile

(406) 920-8820

## Email

rob@greatplains.land

**Address**

542 Elena Ln

## City / State / Zip

Ogden, UT 84404

## NOTES

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## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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**Great Plains Land Company**  
501 N. Walker St.  
Oklahoma City, OK 73102  
(405) 255-0051  
<https://greatplainslandcompany.com/>

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