

# CORDER

AND ASSOCIATES, LLC



## *Multipurpose Commercial Building*

510 E. Washington Ave., Chester, MT 59522

*Offered at \$650,000*



*Presented Exclusively by*  
**Kaitlyn Lyders, REALTOR®**

406-622-3224 office  
406-570-3256 cell  
Kaitlyn@CorderLand.com





## *Property Information*

**Lot Size:** 1.03 deeded acres

**Taxes:** \$5,451.00 (2023)

**Legal:** WELDY - TAYLOR ADDITION (CHESTER), S21,  
T32 N, R06 E, BLOCK 001, LTS 21-33

**Year Built:** 2011

**Square Footage:** 5,040

**HVAC:** Gas forced air; Central air conditioning

**Water/Sewer:** City water and sewer

**Parking:** Ample parking in front and side

**Special Enhancements/Extras:** Security system

## *Executive Summary*

Situated along the bustling Highway 2 in Chester, Montana, a commercial property on 1.03 acres is currently available for acquisition. This versatile retail space, encompassing 5,040 square feet, boasts ample parking facilities and a pre-installed security system, making it an ideal location for a wide range of businesses. The acreage presents an opportunity for expansion. Previously housing a pharmacy, this well-maintained building could be repurposed as office space, a boutique, a restaurant, a store for agricultural or automotive supplies, or even transformed into a bowling alley or a medical practice. The strategic location and excellent condition of the building offer a prime opportunity to realize your entrepreneurial vision!



## Local Area

Amid the wheat fields and the rolling plains is the small community of Chester, Montana. This north-central town lies halfway between Havre and Shelby on Highway 2 with the picturesque Sweet Grass Hills as a backdrop. In 1910 the town was incorporated after being named for the first telegraph operator's hometown in Pennsylvania. The small close-knit community is mostly comprised of farmers and ranchers as the area is a fertile part of the Golden Triangle. Learn more about the homesteaders at the Liberty County Museum and Liberty Village Arts Center & Gallery.



## Area Attractions

### Tiber Dam-Lake Elwell

Hidden away like a prize just east of Shelby, Montana lies a versatile recreational area that provides a place to make golden memories and enjoy Montana scenery and leisure. Tiber Dam-Lake Elwell boasts year-round angling for Walleye, Northern and Sauger Pike, native Trout, Ling, Perch, and others. Try out bow fishing for carp that frequently exceed 20 pounds! Along with many campgrounds and picnicking areas, there are over 178 miles of shoreline to appease swimmers and boaters alike. Five well-maintained boat ramps make it convenient and easy to get your boat in the water. Take in the spectacular windblown sandstone formations and one of the largest earthen dikes in the world over three miles long! Relish in the surrounding area's excellent hunting for Mule and White-Tailed deer, antelope, upland game birds, waterfowl, and varmints. Birdwatching is a popular activity as well. Experience some of Montana's best at the Tiber Dam-Lake Elwell marina!



### Fishing the Marias River

The Marias River gently meanders for more than 60 miles through the rolling prairie before it spills into Lake Elwell. It is marked by the soft shale and sandstone bluffs that flank the river. Both cold water and warm water species can be found here, but it is primarily a warm water fishery near Tiber Reservoir. Walleye is the most abundant game fish, and every summer, there is a fishing tournament to declare the best fisherman. Walleye use the upper portion of the Marias for spawning thus the population remains in the river throughout the summer. Cold-water game fish such as Rainbow Trout and mountain whitefish inhabit this portion of the Marias but are lower in numbers. Northern pike, yellow perch, and burbot are other fish species that anglers seek. The non-game fish that inhabit these waters include common carp, Flathead chub, lake chub, emerald shiner, fathead minnow, longnose dace, and Rocky Mountain sculpin.

### Sweet Grass Hills

Located in north-central Montana along the Canadian border, the Sweet Grass Hills are an isolated mountain range that invites hiking and wildlife viewing of deer, antelope, elk, fox, golden eagles, and grouse! The Sweet Grass Hills are comprised of three buttes: the West Butte, Middle Butte, and East Butte. Hardly hills, these towering peaks reach 3,000' in elevation! The Hills are a result of igneous activity that occurred about 50 million years ago. Take the Sweet Grass Hills Backcountry Drive for 66 miles of remote and unique scenery.



