

CORDER

AND ASSOCIATES, LLC



Hi-Line Versatility

311 12th St. W., Chinook, MT 59523

Offered at \$550,000

Presented Exclusively by
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Property Information

Lot Size: 0.838 deeded acres

Taxes: \$4,728.97 (2025)

Legal: CHINOOK TOWNSITE, S27, T33 N, R19 E, BLOCK 079, LOT 002, LOTS 2, 4, 6 & 8 BLOCK 79; CHINOOK TOWNSITE, S27, T33 N, R19 E, BLOCK 79, LOT 010, LOTS 10, 12, 14, 16, 18 & 20 LESS DEEDED TRACT BLOCK 79

Year Built: 1983 (Complete remodel 2019-2020)

Square Footage: 2,845

HVAC: Gas forced air; Central air conditioning

Water/Sewer: City

Equipment Included: Inquire for list of personal property included

Special Enhancements/Extras: All new flooring, lighting, stucco fixtures, and interior doors 2019-2020; Humidifier; Graveled parking lot; Interior updated for energy savings; Sound system and audio visual component throughout building

Executive Summary

Set on a quiet, tree-lined corner in Chinook, Montana, this multifunctional building is a rare blank canvas in a town that doesn't see many. The property's open, light-filled floor plan and central gathering spaces lend themselves to far more than a single purpose — professional offices, an event or reception venue, a church or community space, retail, or a venture entirely your own.

The bones are here; the vision is yours to bring. A complete remodel brought the entire structure up to date from the inside out, with new plumbing, electrical, HVAC, and flooring throughout — every system thoughtfully chosen with energy efficiency in mind. The result is a turnkey space that's as economical to operate as it is comfortable to occupy, sparing the next owner the cost and uncertainty of major updates. The opportunity extends well beyond the walls. A large, open area equivalent to 6 city lots adjoins the property, offering room to grow — whether that means

expanding the existing footprint, adding parking or outbuildings, or simply enjoying the kind of breathing room that's increasingly rare for in-town commercial parcels. Just twenty miles from Havre and anchored along Montana's storied Hi-Line, Chinook pairs small-town warmth with genuine commercial potential. For a buyer with a plan, this is a flexible, move-in-ready building and the space to make it whatever comes next.

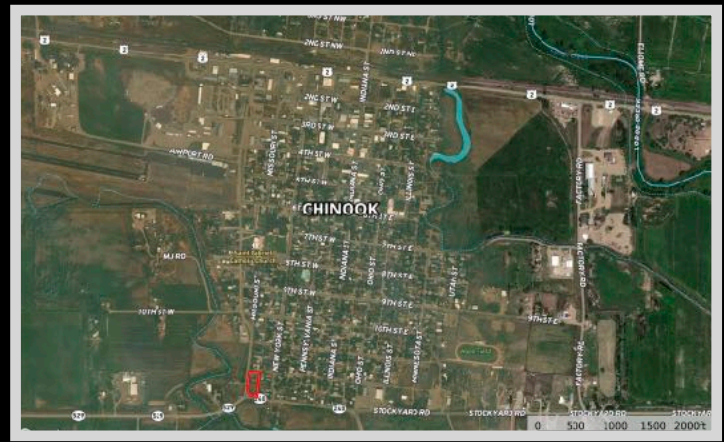


Experience this property virtually!



Local Area

Located along the Hi-Line sits Chinook, Montana, a small, nostalgic community home to the Sugarbeeters mascot. Chinook is the county seat of Blaine County and is located on Lodge Creek where it empties into the Milk River. Its name means "warm wind" as farmers and ranchers historically depended on these warm chinook winds to survive. In the 1920s, the town held a massive sugarbeet factory which inspired the mascot. The Sugarbeeter mascot ranked #2 out of 100 for the strangest mascots according to Mr. Jay Leno! You'll find that the town is welcoming and warm with its tree-lined streets and well-kept downtown. It is also the eastern starting point for the Bears Paws Mountains Backcountry Drive. On this drive, you will journey past the Bearpaws Battlefield where the last major Native American battle in the United States took place. The Blaine County Museum holds many artifacts and history about the battle and the homestead era. Chinook is just 20 miles from Havre, a larger city on the Hi-Line.



Area Attractions

Upper Missouri River Breaks Monument

The Upper Missouri River Breaks National Monument is comprised of 149 miles of the Upper Missouri River and flows from Fort Benton to the Charles M Russell National Wildlife Refuge. The Monument comprises 375,000 acres of public land. In over 200 years since Lewis and Clark once journeyed through, the land remains largely unchanged captivating a spectacular array of biological, geological, and historical objects of interest. Float, fish, hike, hunt, peacefully drive, find solitude, or enjoy a sense of exploration in a remote setting of natural beauty.



Charles M Russell National Wildlife Refuge

The CMR National Wildlife Refuge displays badlands, cottonwood river bottoms, forested coulees, and sprawling prairies. The Refuge provides over one million acres of public land for fishing, hiking, hunting, camping, bird-watching, and other outdoor activities. The area spans about 125 miles along the Missouri River, from the Fort Peck Dam west to the boundary with the Upper Missouri River Breaks National Monument. If you're looking to observe game in its natural habitat, this refuge shall reward. It is the second-largest refuge in the continental US. In September and October, locals and tourists from all over gather to watch the bull elk bugle and battle for the cow's attention at Slippery Ann Wildlife Viewing Area. Miles of parked cars can be seen while people sit on lawn chairs and watch for hours the wild display the elk present. Herds of deer, red foxes, and coyotes can also be observed. Bird watchers can delight in spying mountain bluebirds and black-capped chickadees. Osprey, spotted sandpipers, and white pelicans can be found along the coast of the reservoir.





Bears Paws Mountains

There is also a wide array of recreational activities ranging from skiing at the Bear Paws Ski area, hunting the Bear Paw Mountains for elk and deer, or fishing for trout in Beaver Creek or the Bear Paw Reservoir. Hike, camp, float or enjoy the scenic drive.

Hi-line Hunting and Fishing

Blaine County claims a portion of the Golden Triangle, an area known for its robust grain

production. The rolling fields provide cover and habitat for upland game birds, pheasant, Hungarian Partridge, and waterfowl. Montanans flock to the Hi-Line in the fall for its quality bird hunting opportunities. In addition to the bird hunting, big game hunting in this area attracts locals and tourists from afar looking to take down a trophy white-tailed or mule deer or elk. The Bears Paw offers world-class elk hunting but you will have to put in for a tag as it is only a special draw for this area. The Bears Paw were formed by volcanic activity 50 million years ago.

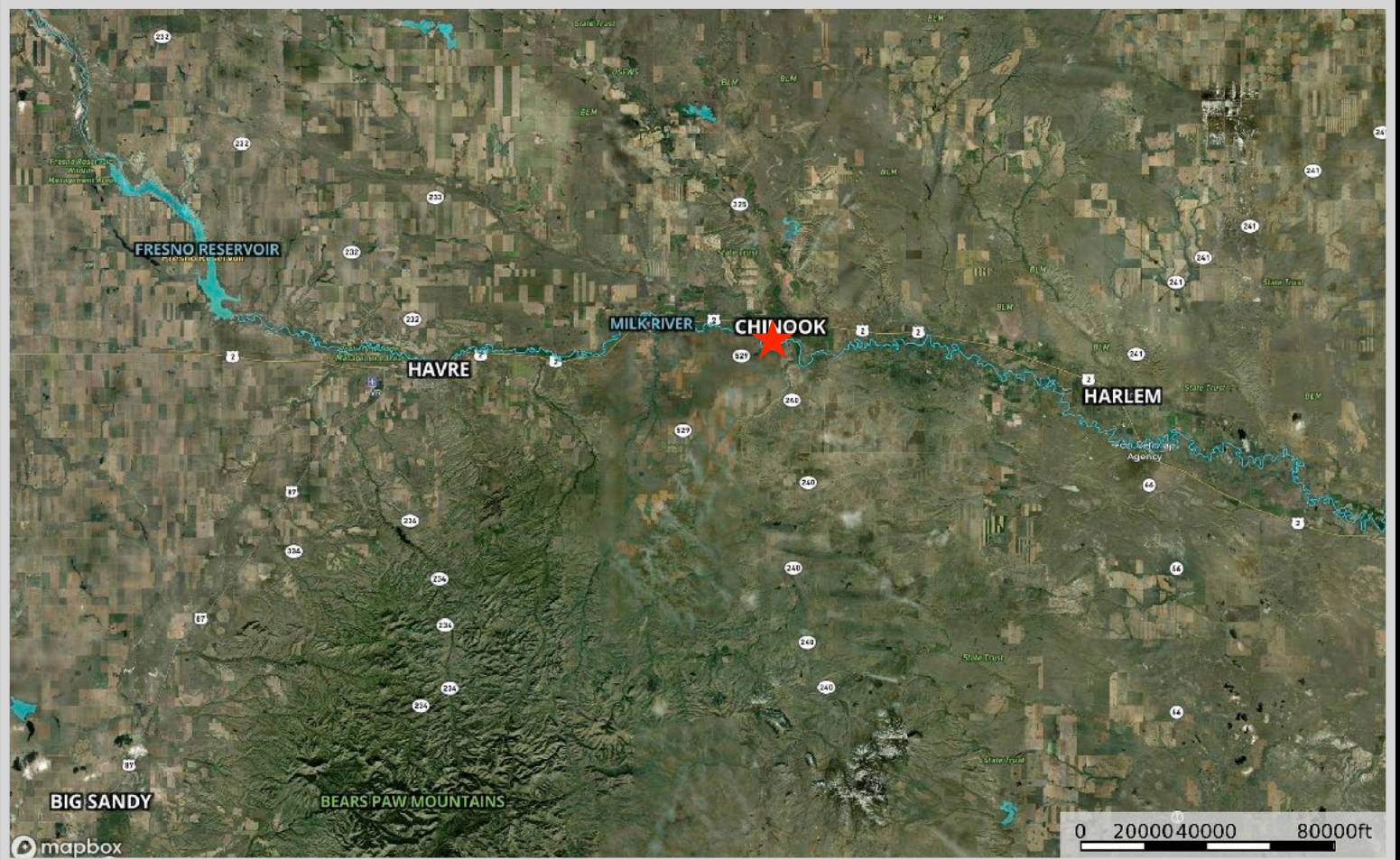
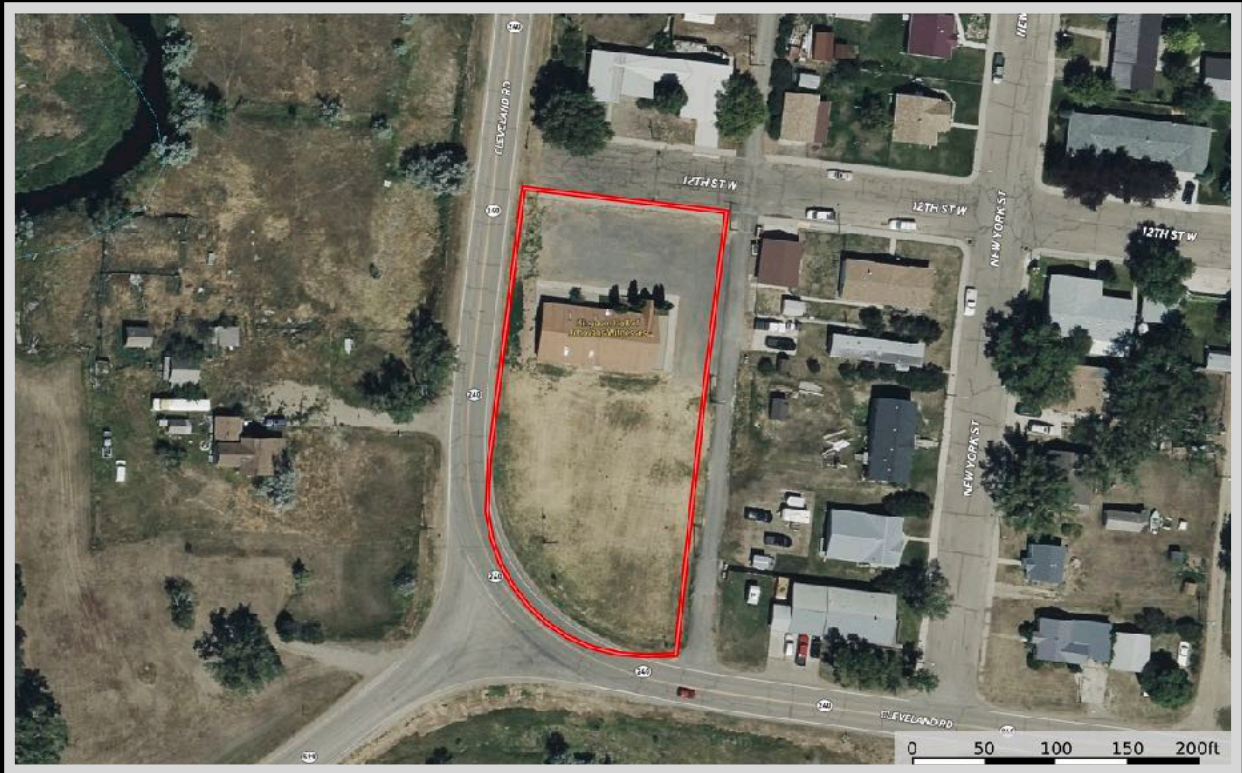


Fishing on the Hi-Line attracts anglers looking to enjoy a wide variety of bodies of water and species. The Milk River flows through the open prairies and is a wonderful place to achieve serene solitude. It is by and large a warm-water fishing river where Smallmouth Bass are abundant. Catfish, Sturgeon, Whitefish, and Pike are also common in these waters. The Milk River makes for a perfect floating river for kayaks and canoes. Check out these other local areas that are well known for reeling in various fish species: Reser Reservoir, Bailey Reservoir, Ross Reservoir, Fresno Reservoir, and Beaver Creek Park. Reser Reservoir is best known for catching Big Bass. Large trout can be found roaming the waters as well. Looking for a place where kiddos can count on being entertained by a frequent tug on their lines? Bailey Reservoir is a great spot because something is always biting here. For a Cutthroat Trout haven, check out Ross Reservoir; it is a fly fisherman's paradise. If it's Walleye that you want, stop at Fresno

Reservoir. It is one of Montana's number one warm-water fisheries. The Milk River feeds into this reservoir. Lastly, Beaver Creek Park is known as the mountains in the prairie. The lake is a no-wake lake and provides excellent fishing.



Property Map



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