

## Shelby's Market Vision

Shelby's historic, mixed-use central business district offers specialty retail, unique dining and a depth of services in a friendly, hometown atmosphere. The community's growing industrial base provides family wage jobs necessary for a stable and sustainable economy.

Shelby is a vibrant community filled with unique businesses and industries that complement existing and emerging business clusters, enhance the local economy, and improve the community's quality of life.

Ignite your passion as an entrepreneur. These properties are the first step in building a business in Shelby. The Small Business Development Center housed in Great Falls Development Authority is a professional agency that can assist you in starting a business. From creating a business plan – to technical assistance – to financial avenues - to marketing strategies and business start-up, they have the knowledge and expertise to get you get you started. Contact the Shelby Office of Community Development for additional details and contact information

### Contact Us

Community Development  
Lorette Carter  
Phone: (406) 424-8799/450-4067  
E-mail: [shbccdc@3rivers.net](mailto:shbccdc@3rivers.net)  
Web: [www.shelbymt.com](http://www.shelbymt.com)



**City of Shelby**  
112 1st St. So.  
Shelby, MT 59474  
(406) 434-5222  
[www.shelbymt.com](http://www.shelbymt.com)

# Find Yourself in Business in Shelby!



## CITY OF SHELBY

A guide to business development opportunities in Shelby, Montana.

# Community Profile

Shelby is the county seat of Toole County. Located in north central Montana, Shelby is approximately 30 miles south of the Canadian border and about 80 miles east of Glacier National Park. The Burlington Northern Santa Fe east-west main line tracks pass through Shelby linking Chicago to Seattle, and Interstate 1-15 gives quick access to north and south destinations.

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*Shelby's geographical location makes it a natural transportation center. North into Canada, west to Pacific Coast, east to the Minneapolis-Chicago area or south on 1-15 to Los Angeles.*

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## Education, Health, Recreational Facilities

Shelby boasts excellent community services. Grades K-12 are located in one central school campus. Primary care services provided at Shelby's Marias Medical Center & Marias Healthcare clinic; assisted living at Marias Heritage Center and elderly care facilities at Marias Care Center; private medical doctor, dentists, optometrists and chiropractic services. Recreation facilities include the Civic Center recreation facility; Shelby Swimming Pool, Roadrunner Recreation Trail, Marias Valley Golf Course, tennis courts, bowling, shooting sports, and fishing.

### Amtrak

Daily train service both east and west bound. (406-434-5031)

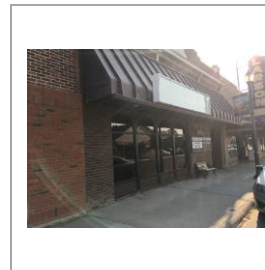
# Property Potential

## Office Space ~ 402 Front Street



Built in 1996, this block building is perfect to design your own office space within Shelby's downtown business district. For additional information, contact Jana Richards at (406) 560-5024 or e-mail her at [jrichards.realestate@yahoo.com](mailto:jrichards.realestate@yahoo.com).

## Main Street Store Front ~ 201 Main Street



This Main Street space is 1,025 sq. ft. with Main Street store front. Perfect for office or retail in this highly traffic area. Monthly lease is \$725 which includes utilities. For more information, contact Jim Larson at (406) 434-5188.

## Commercial Space ~ 202 Main Street



The 1,000 sq. ft. space has updated fixtures; handicapped accessible; public area/separate office space/storage room. The lease is negotiable. Contact Gordon Smedsrud at (406) 424-8080, (406) 460-7653 or email at [gordon@tiberagency.com](mailto:gordon@tiberagency.com).

# Property Potential

## Adaskavich Building ~ 424 Main Street



Located at 424 Main Street, three spaces are available – 225 sq. ft.; 245 sq. ft. and 163 sq. ft. suites with handicap accessible restroom in main hallway. Monthly rent includes utilities. Contact Scott or Sharol O'Brien at (406) 434-2578.

## Sports Club ~ 210 Main Street



The well-known Sports Club includes liquor license, real estate and restaurant equipment. The upper level is perfect for office rentals or apartments. For additional information call Brice Kluth at (406) 434-5567 or email at [brice@fsbshelby.com](mailto:brice@fsbshelby.com).

## Professional Space ~ 925 Oilfield Avenue



Spacious professional building in excellent location. Primarily medical spaces, the 6,000 sq. ft. building has multiple suites; 6 bathrooms; kitchen; ample storage; and off-street parking. For sale or lease contact the Tiber Agency at (406) 424-8080 or [tiberagency.com](http://tiberagency.com).

# Property Potential

## Williamson Building ~ 222 Main Street



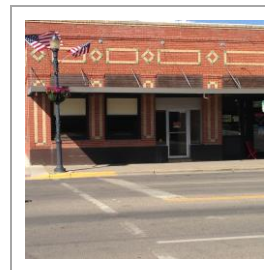
Located in the center of Shelby's Main Street business district, this 333 sq. ft. space is ideal for office or retail. \$600 monthly including utilities. Contact City of Shelby at (406)434-5222.

## Historic Rainbow Hotel ~ 400 Main Street



A corner stone of Shelby's Main Street business district, the historic Rainbow Hotel was built in 1922. This 13,000 SF building is ideal as a mixed-used property. Architectural report and development plan are available. Contact the City of Shelby at (406)434-5222.

## Retail/Office Space ~ 335 Main Street



This downtown Shelby retail/office space is move-in ready! Approximately 1,800 square feet available on street level with storage space available in the basement. Minimal utility costs. For additional information contact Sandra Larson at (406)434-5112 or (406) 460-5112.

# Shelby's Market Forecast

## America's Western Crossroads

Shelby is a city breaking the mold in rural America; attracting young families by bringing new businesses, industries and family wage jobs.

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*"Shelby provides opportunities! Great jobs, a good school system, recreation, unique shopping ~ all in one small community."*

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## Oh the possibilities!

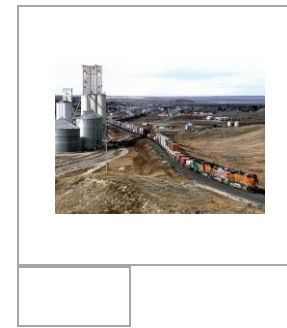
Bringing young professionals back home, Shelby has a strong reputation for bringing in family wage jobs so that young families can move back home or new families can move to our "home town" community.

New and existing industries include the Port of Northern Montana multi-modal facility/industrial park; Crossroads Correctional Center; Glacier and Rim Rock Wind Farms; Homeland Security and Border Protection Services; CHS, Inc.; Ryder Logistics; Humic Growth solutions; expansion of Shelby's lodging industry and expansion of several local commercial enterprises ~ all that bring family wage jobs to the community.

Almost 10,000 workers are employed within 45 minutes of Shelby, bringing tremendous economic impact to the community.

# The Port of Northern Montana

## Northernmost Inland Port Authority Serving the United States, Canada and Mexico!



Port of Northern Montana  
112 1<sup>st</sup> St. So.  
Shelby, MT 59474  
[www.pnmshelby.com](http://www.pnmshelby.com)  
(406) 434-5203

Larry Bonderud, Executive  
Director  
(406) 450-5196/450-3331

### Location Advantages:

- Burlington Northern Santa Fe access
- Access to all Class 1 railroads in North America
- Close proximity to Coutts, Alberta ~ Sweetgrass, Montana Port of Entry

### Multi-Modal Facility

- 12,000 sq. ft. rail side warehouse with cross dock
- Bulk transload facilities
- 120 acre multi-modal facility
- 15,000 ft. loop track for transloading
- 14,000 ft. sidings
- Three foreign trade zone ..