



**COLDWELL  
BANKER  
COMMERCIAL**  
CBS

**FOR SALE**

## THE MUZZLE LOADER

\$1,950,000

4912 Laurel Road  
Billings, MT 59101

AVAILABLE SPACE  
8,050 SF

### FEATURES

- Landmark Business For Over 60 Years
- Includes All Beverage Liquor License
- Business & Property Included.
- Additional Rental Income Included

The Muzzle Loader is comprised of a 8,050 SF Restaurant, Bar and Casino located on a 2.78 acre parcel. The property also generates rental income from the lease of a 1,994 SF office building located on site.



### OFFICE

George Warmer  
406.855.8946  
george@cbcmontana.com

Todd Sherman  
406.570.8961  
todd@cbcmontana.com

©2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial CBS. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.

**COLDWELL BANKER COMMERCIAL  
CBS**  
1215 24th Street, Suite 240, Billings, Montana 59102  
406.656.2001

CBCMONTANA.COM



# THE MUZZLE LOADER

4912 Laurel Road, Billings, MT 59101

# SALE



## OFFERING SUMMARY

Sale Price: \$1,950,000

Lot Size: 2.78 Acres

Building Size: 8,050 SF

Price / SF: \$242.24

## PROPERTY OVERVIEW

The Muzzle Loader is comprised of a 8,050 SF Restaurant, Bar and Casino located on a 2.78 acre parcel. The property also generates rental income from the lease of a 1,994 SF office building located on site.

## PROPERTY HIGHLIGHTS

- Landmark Business For Over 60 Years
- Includes All Beverage Liquor License
- Business & Property Included.
- Additional Rental Income Included
- Financial Information Available To Qualified Buyer

CBCMONTANA.COM

George Warmer  
406.855.8946  
george@cbcmontana.com  
MT #14174

Todd Sherman  
406.570.8961  
todd@cbcmontana.com



**COLDWELL  
BANKER  
COMMERCIAL**

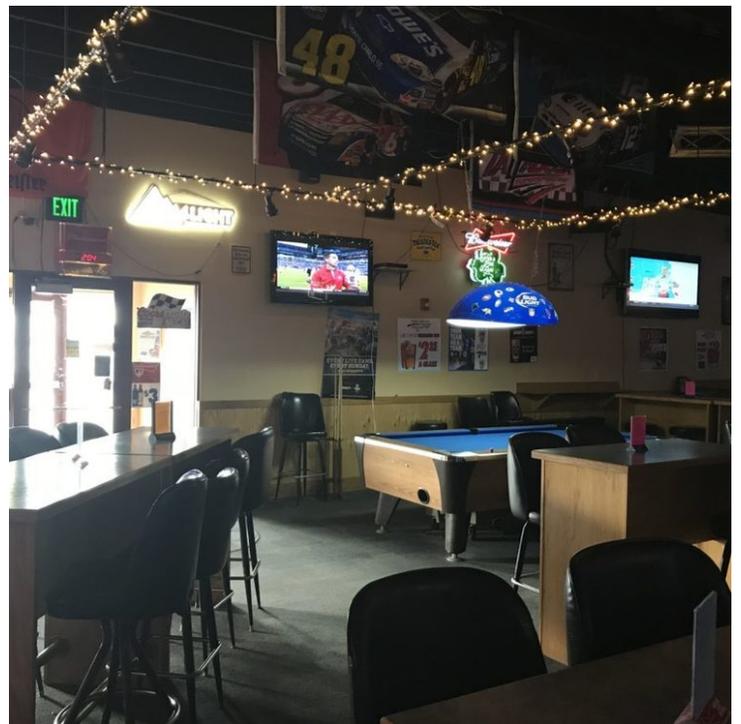
**CBS**



# THE MUZZLE LOADER

4912 Laurel Road, Billings, MT 59101

SALE



CBCMONTANA.COM

George Warmer  
406.855.8946  
george@cbcmontana.com  
MT #14174

Todd Sherman  
406.570.8961  
todd@cbcmontana.com



**COLDWELL  
BANKER  
COMMERCIAL**

CBS



# THE MUZZLE LOADER

4912 Laurel Road, Billings, MT 59101

# SALE



CBCMONTANA.COM

George Warmer  
 406.855.8946  
 george@cbcmontana.com  
 MT #14174

Todd Sherman  
 406.570.8961  
 todd@cbcmontana.com



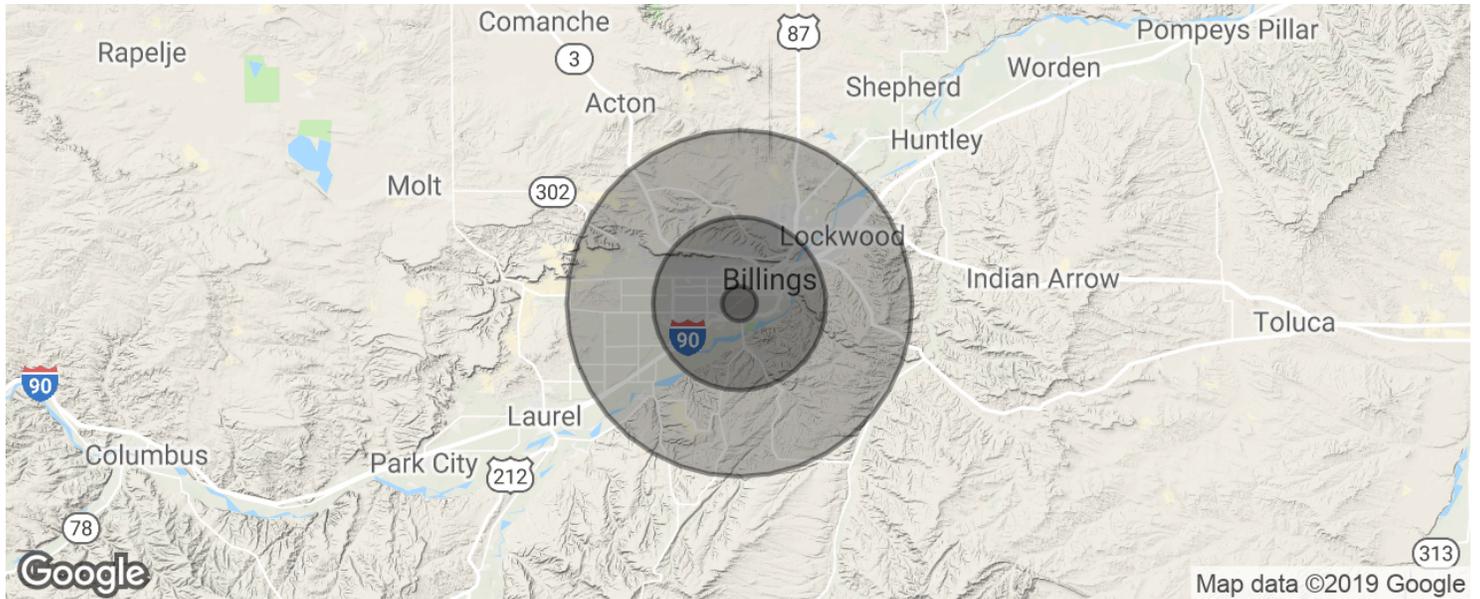
## COLDWELL BANKER COMMERCIAL

CBS



# THE MUZZLE LOADER

4912 Laurel Road, Billings, MT 59101



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	7,338	103,463	153,499
Median age	32.0	37.3	37.6
Median age (Male)	30.9	35.8	35.9
Median age (Female)	32.8	39.2	39.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	3,333	44,809	65,458
# of persons per HH	2.2	2.3	2.3
Average HH income	\$46,684	\$55,463	\$59,549
Average house value	\$135,979	\$175,384	\$190,195

\* Demographic data derived from 2010 US Census

CBCMONTANA.COM

George Warmer  
 406.855.8946  
 george@cbcmontana.com  
 MT #14174

Todd Sherman  
 406.570.8961  
 todd@cbcmontana.com



**COLDWELL  
 BANKER  
 COMMERCIAL**

CBS