



**COLDWELL  
BANKER  
COMMERCIAL**  
CBS

# FOR SALE

**3610 HWY 87 S**

\$163,000

Roundup, MT 59072

AVAILABLE SPACE

1,984 SF

AREA

This great bar/restaurant property previously operated as Dirty Oscar's Annex and The Branding Iron, but is not currently in operations.

CBCMONTANA.COM



## OFFICE

Nathan Matelich

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



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### OFFERING SUMMARY

Sale Price:	\$163,000
Lot Size:	3.88 Acres
Building Size:	1,984 SF
Price / SF:	\$82.16

### PROPERTY OVERVIEW

It is a log cabin style building packed with western finishes and Montana charm. Conveniently located 13 miles south of Roundup on a busy Highway 87 South, it has been a watering hole for Billings travelers and Roundup locals alike. While in operation, it had a full liquor license with gaming -- those licenses can be purchased from the State for approximately \$750 and \$250 respectively.

### PROPERTY HIGHLIGHTS

- 1,984 SF Bar/Restaurant
- 3.875 Acres of Land
- Large Pylon Sign
- Nice Kitchen, Comfortable Dining Room & Bar Seating for 8
- Bar/Restaurant FF&E Negotiable
- High Traffic Counts on Highway 87 South
- HVAC system installed in 2008

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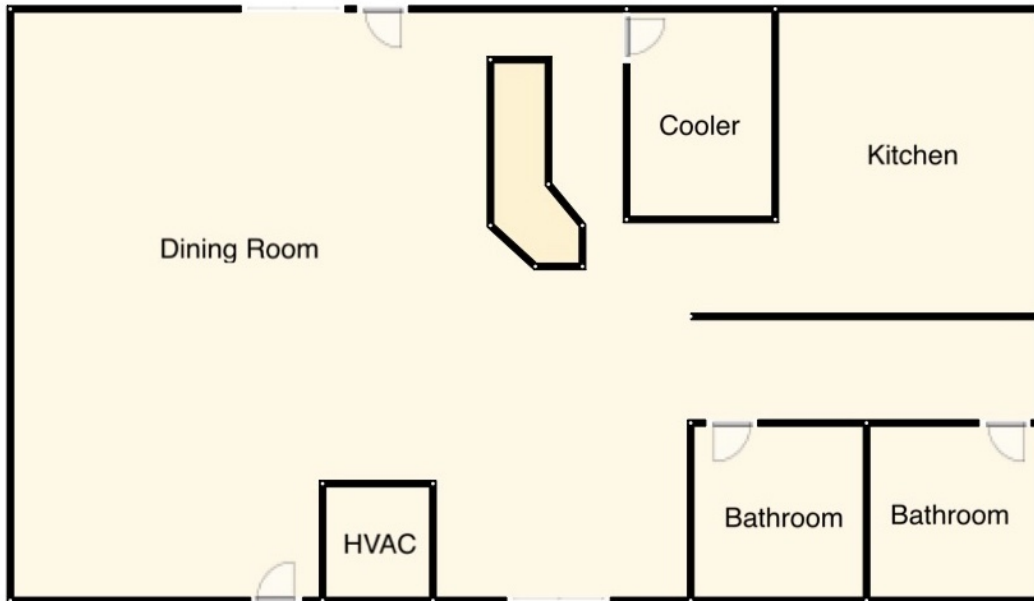
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POPULATION	1 MILE	10 MILES	30 MILES
Total population	3	419	13,861
Median age	71.9	53.9	43.3
Median age (Male)	71.5	53.6	42.6
Median age (Female)	72.0	54.0	43.7
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	1	197	5,431
# of persons per HH	3.0	2.1	2.6
Average HH income	\$88,112	\$47,474	\$71,857
Average house value		\$185,829	\$221,433

\* Demographic data derived from 2010 US Census

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