



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

401 RAILROAD ST

Belfry, MT 59008

AVAILABLE SPACE

2,472 SF

ASKING PRICE

\$229,000

AREA

Great opportunity to own the newly renovated Silvertip Bar & Restaurant in Belfry, MT! Full Liquor license and furniture, fixtures & equipment included in the sale makes for a truly turnkey opportunity. Excellent location right off the highway caters to the local community and tourists traveling between Billings and Yellowstone National Park or Cody, WY. Restaurant goes rave about the good food, big portions and family friendly atmosphere -- not to mention the gorgeous views out the front window.



CBCMONTANA.COM

OFFICE

Nathan Matelich

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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



401 RAILROAD ST

Belfry, MT 59008

SALE



OFFERING SUMMARY

Sale Price:	\$229,000
Lot Size:	0.55 Acres
Year Built:	1998
Building Size:	2,472 SF
Renovated:	2019
Price / SF:	\$92.64

PROPERTY OVERVIEW

- Silvertip Restaurant & Bar
- *For Sale \$229,000
- *2,472 SF Building
- *23,976 SF Lot
- *Built in 1998 but recently remodeled with custom finishes
- *Full Liquor License Included
- *New Owner Could Add Gaming As Additional Profit Center
- *New HVAC
- *New Bar with Custom Woodwork
- *New Flooring & Paint Throughout Dining Room
- *Seller financing available to qualified buyers

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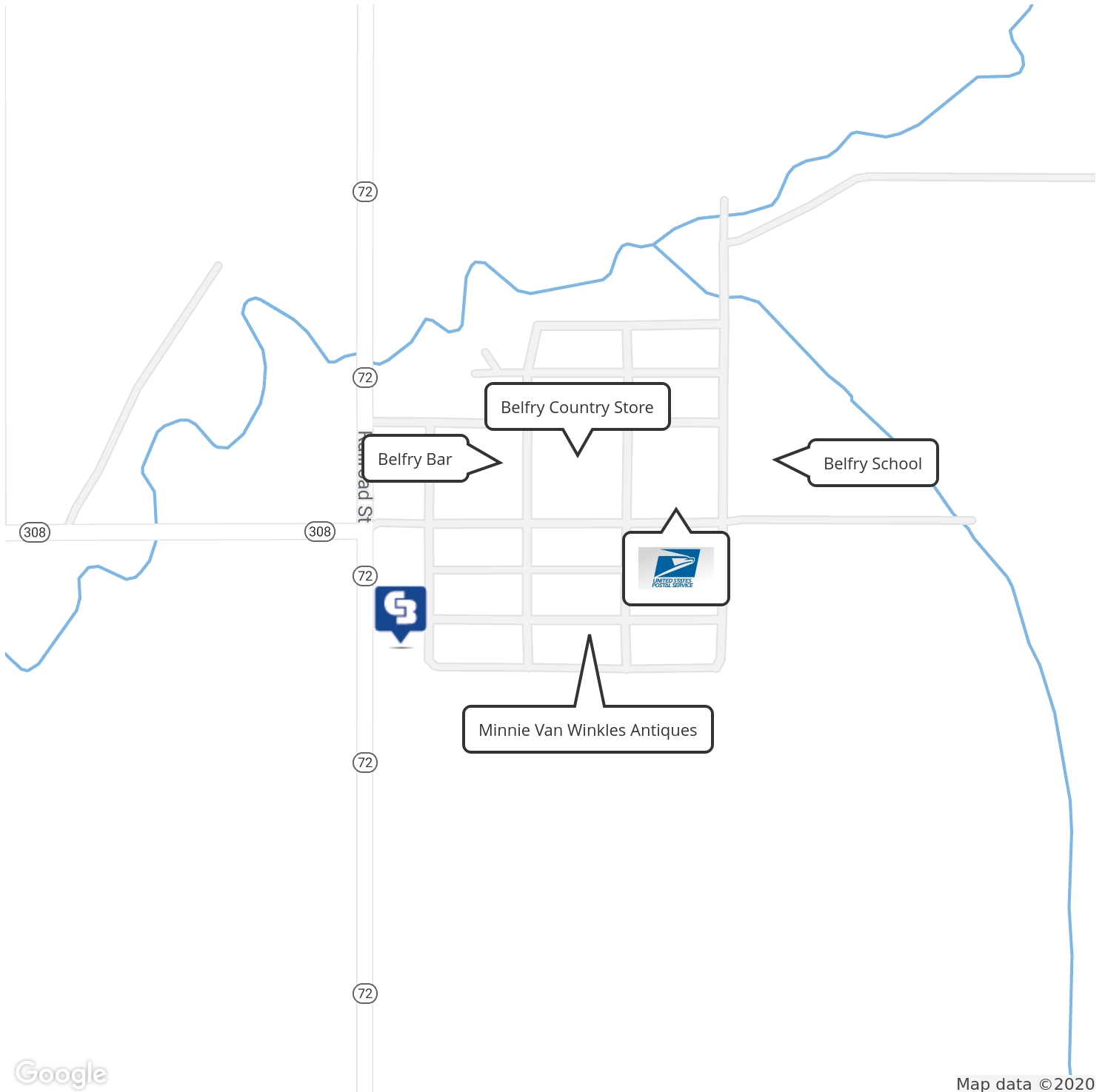
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Google

Map data ©2020

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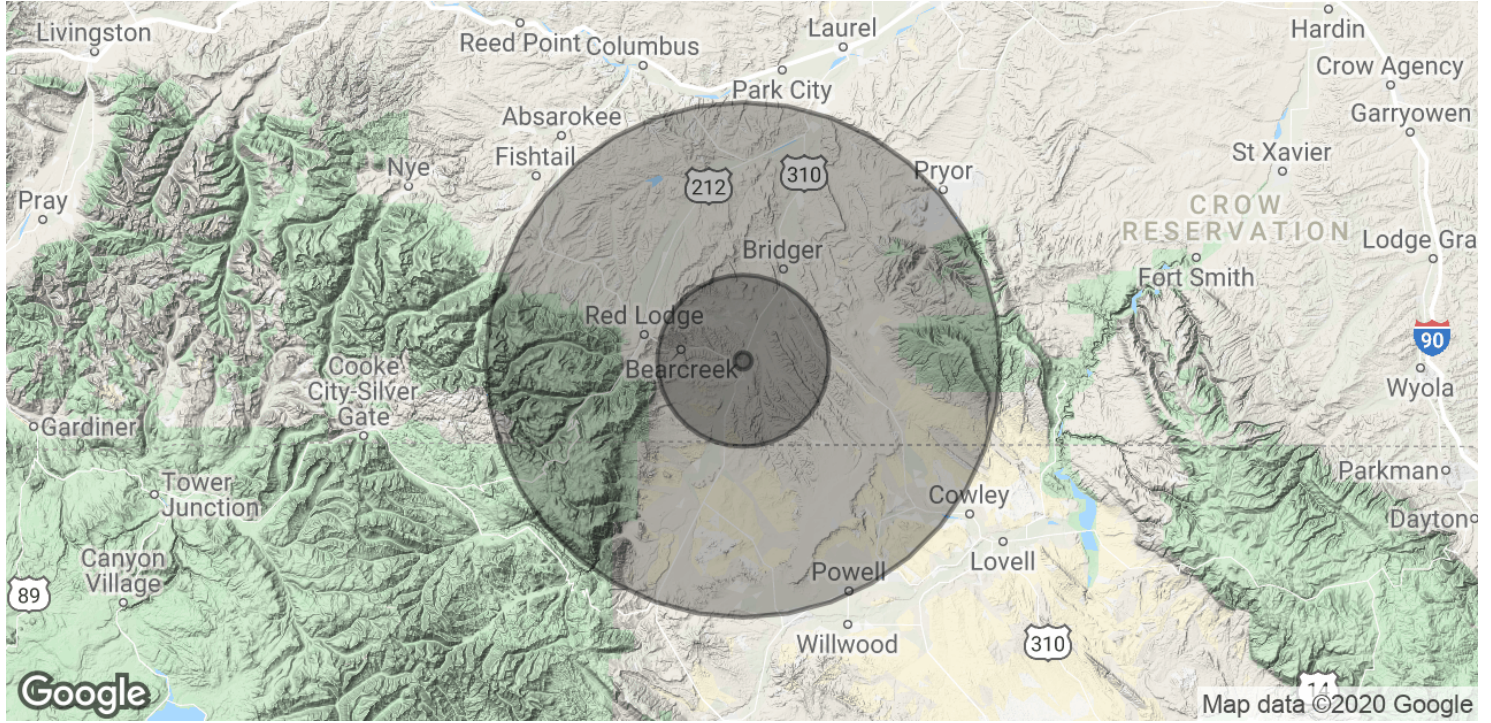
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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	5	1,118	15,406
Median age	44.2	45.1	46.1
Median age (Male)	44.3	45.9	45.4
Median age (Female)	43.6	44.1	46.7
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	1	434	6,373
# of persons per HH	5.0	2.6	2.4
Average HH income	\$109,782	\$54,513	\$59,584
Average house value	\$452,690	\$233,861	\$300,712

* Demographic data derived from 2010 US Census

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