



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

101 N 1ST ST, ROBERTS

\$275,000

101 N 1st St
Roberts, MT 59070

AVAILABLE SPACE
4,912 SF

AREA

Live and work from this awesome property in the heart of downtown Roberts! This great commercial building features 2711 sq. feet on the main level and a 2201 sq. foot residence upstairs. Most recently a restaurant, the main floor features in floor heat, 2 handicap accessible bathrooms, a large kitchen, laundry & private bath. Furnishings and fixtures negotiable. Frontage on Highway 212 and Roberts Main St. Just imagine the possibilities... restaurant, bakery, coffee shop, antique store, quilt shop, retail, commercial, apartments, workshop, etc. The upper level residence offers 4 bedrooms, living, dining, full kitchen and an awesome sun porch as well as gas fireplace, wood floors, picture rails & craftsman details. Yard, storage shed and parking. Restaurant furnishings and fixtures negotiable.



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OFFICE

Nathan Matelich

Broker/Owner
406 781 6889
nathan@cbcmontana.com

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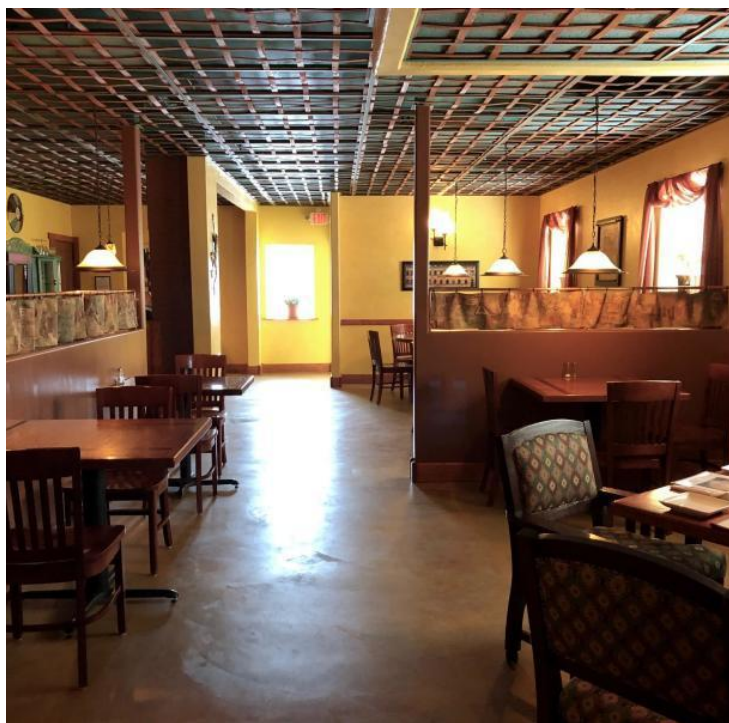
1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



101 N 1ST ST, ROBERTS

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SALE



OFFERING SUMMARY

Sale Price:	\$275,000
Lot Size:	0.68 Acres
Year Built:	1949
Building Size:	4,912 SF
Renovated:	2014
Price / SF:	\$55.99

PROPERTY OVERVIEW

101 N 1st St, Roberts, MT
*4,912 SF Commercial Building
*2,711 SF Main Level Retail Space Previously a Restaurant
*2,201 SF Upstairs Level Residence
*Built in 1949 with Numerous Upgrades
*New Roof in 2000
*New Boiler in 2013 for In Floor Heat
*Plumbing Completely Redone Upstairs in 2000 and in the Restaurant in 2014
*New Hot Water Heater in 2014
*2,453 SF Lot
*Public water and sewer
*Road Sign Included
*Stove/oven, Refrigerator/freezer and Dishwasher in Upstairs Apartment Included in Sale

Co-listed in Marcella Manuel
Coldwell Banker Red Lodge
406-671-3790

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ITEMS THAT CAN BE INCLUDED IN SALE AS SEPARATE NEGOTIATION:

Downstairs Restaurant

- *All restaurant furniture (tables, chairs, back bar, lighting fixtures, cash register)
- *All kitchen shelves (3 large)
- *All stainless steel tables (9)
- *Refrigerators (2 refrigerator and 1 refrigerator/freezer)
- *Freezers (1 upright, 1 chest)
- *Under-counter refrigerators (3)
- *Microwaves (1 large and 3 small)
- *Ice Maker
- *Baker's Rack
- *Bus Trolley
- *Wine Cooler
- *Gas ovens (2)
- *Crepe Maker
- *Commercial Panini Press
- *Dishes and small appliances negotiable

Upstairs Apartment

- *Furniture

**Artwork is not included in sale



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1ST FLOOR RETAIL SPACE

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UPSTAIRS RESIDENCE:

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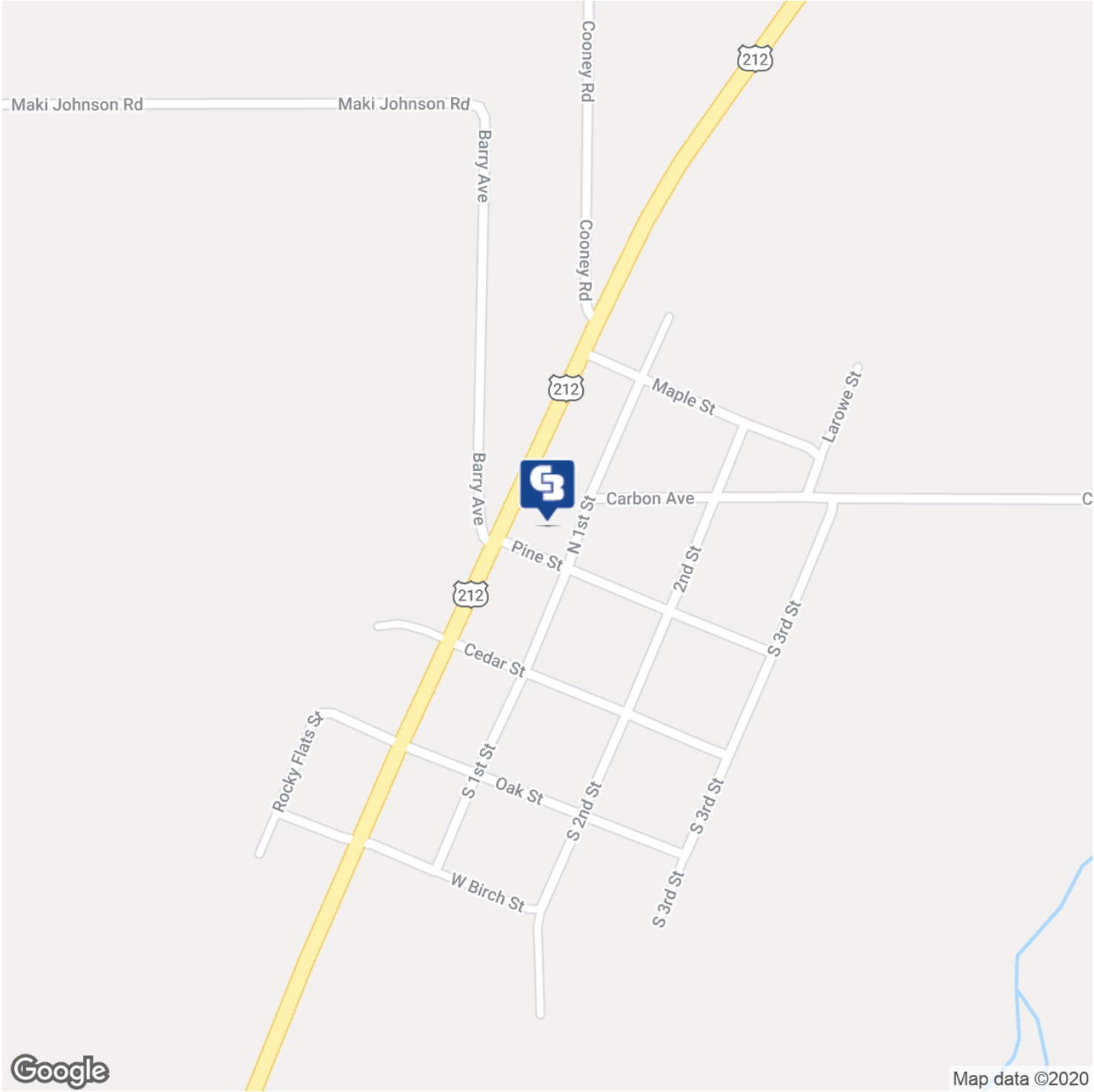
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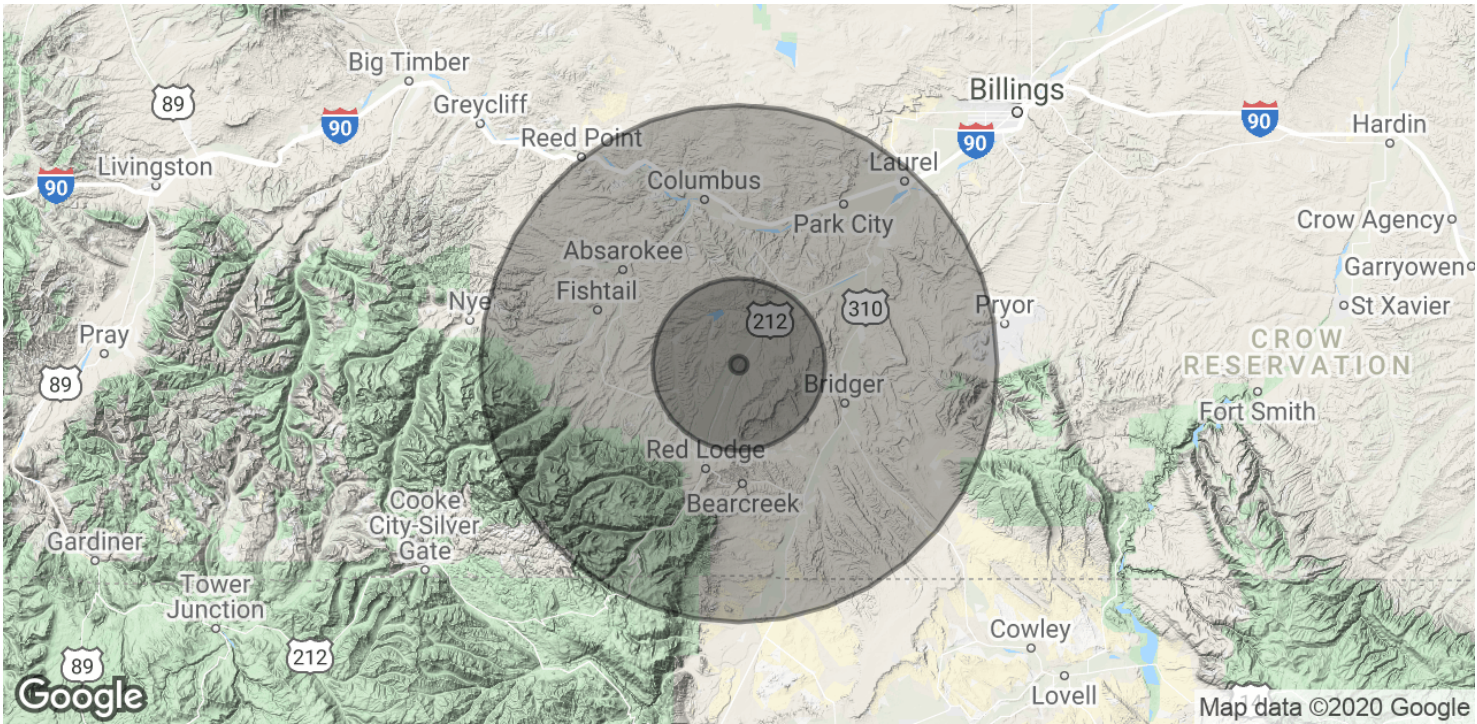
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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	7	2,641	19,124
Average age	53.7	46.6	45.7
Average age (Male)	54.2	45.9	45.0
Average age (Female)	53.5	47.3	46.8
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	3	1,104	7,982
# of persons per HH	2.3	2.4	2.4
Average HH income	\$88,444	\$57,585	\$60,554
Average house value	\$731,065	\$312,874	\$320,934

* Demographic data derived from 2010 US Census