



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

ADDRESS NOT DISCLOSED

Near Bozeman MT

AVAILABLE SPACE

4,176 SF

ASKING PRICE

\$1,700,000

- Steak House For Sale, Real Estate included

AREA

- Real Estate with ZERO differed maintenance. Pride of ownership.
- Full Liquor and gaming license included.
- All Furniture, Fixtures and Equipment transfer with sale.
- Rare already significantly cash flowing Bar/Restaurant with unique branding and retail sales.
- Hours of Operation - 4pm-9:30 pm, Full house every day of the week!



CBCMONTANA.COM

Office Contact Information

Shaylee Green
406 208 7723
shaylee@cbcmontana.com

Todd Sherman
406 570 8961
todd@cbcmontana.com

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



SALE



OFFERING SUMMARY

Sale Price: \$1,700,000	
Lot Size: 22,390 SF	
Building Size: 4176 SF	
Liquor Inventory - \$7500 On Hand Included	
FF&E Included All Furniture & POS System In	
Spice Brand Retail	80 Jars Year Sa
Full Liquor & Gaming License Worth \$165k+/-	

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PROPERTY OVERVIEW

Gross sales tower over \$1,148,987 yearly. 5 year average is strong, yes even through 2020. Moreover, 2021 sales have been the best year yet. This revenue does not include any gaming as they do not have any gaming machines onsite. New user could certainly increase sales via machines, merchandise, meal delivery or other creative sales. Current expense ratio runs around 45-65% yearly. Every day of the week the house is full to the brim with reservations. Owners are looking to retire well after building the business up from only \$300,000 yearly gross to tripling current business sales. 25 staff available via part time and full time operators. The brand is strong and they have two billboards driving traffic to this satellite small town gem. MUST SIGN NDA.
Note: Some Art work and Wall mounts are privately owned and do not transfer.

PROPERTY HIGHLIGHTS - ZERO DEFERRED MAINTENANCE

- All new appliances and salad cooler/ New handmade Furniture - '08-'09
- HVAC AC (2), Furnaces- '13, '16, '17
- Newer Compressors in Coolers - '11,'12
- New laminate flooring in Bar and hallways - '20 /New carpet in Dining room - '13
- Septic drain field - 60k improvements - 6 years ago with maintenance Blowout 3 years ago, metered for 988 gallons day.
- Brand New security System '21 - over \$10,000 paid in full.
- Multiple Coolers, cooler doors, upright fridge, under counter freezer, waitress fridge - '18-'21
- New Overhead Hood System - 40k - '18,'19



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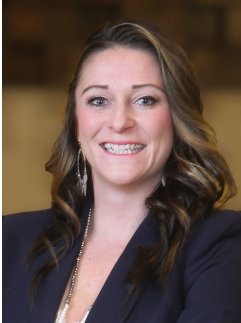
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Manhattan, MT 59741

SALE



SHAYLEE GREEN

Comm Sales Associate

shaylee@cbcmontana.com

Direct: 406.656.2001 | **Cell:** 406.208.7723

PROFESSIONAL BACKGROUND

Shaylee grew up in Billings, MT and has spent most of her life taking advantage of the amazing outdoor activities Montana has to offer - camping, hiking, rock climbing, snowboarding and everything in between. Shaylee Studied Theology at Yellowstone Christian College right after high school and Completed an A.A. with a minor in Humanities. She then moved on to Study Elementary Education at MSU in Billings. She has 5 beautiful and very spunky children whom she tirelessly raises by herself while establishing her career in Real Estate. They are her pride and JOY! She has successfully completed multiple transactions and has extensive knowledge of investment grade properties. She exudes passion for small business owners because she comes from generations of hardworking farmers and ranchers and many extended family members are also self employed. Needless to say, its in her blood. She is a Nationally licensed Realtor and carries her Montana State Brokers license as well. She has completed three courses in the 4 tier program to receive the highly recognized Certified Commercial Investment Manager (CCIM) designation and on her way to finish course #4 fall of 2021 through the number and complexity of transactions she has completed at Coldwell Banker Commercial . Shaylee joined Coldwell Banker Commercial after realizing that her true passion is commercial real estate. Because Shaylee does what she loves, she feels like she will never have to "work" another day in her life. She is proud to be the only female on the Coldwell Banker Commercial team in an advanced career field and wishes to pioneer the way for other women who want to make a huge, positive impact in their community

EDUCATION

1031 Exchange, Ethics

MEMBERSHIPS

Billings Association of Realtors

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**TODD SHERMAN**

Comm Sales Associate

todd@cbcmontana.com

Direct: 406.656.2001 | **Cell:** 406.570.8961

MT #54530

PROFESSIONAL BACKGROUND

Todd Sherman is a Licensed Commercial Realtor in Billings, Montana for Coldwell Banker Commercial CBS. He has spent the last several years specializing in Sales, Leasing, and Commercial development. Todd works throughout the state finding suitable locations for National tenants, as well as working with Owners and Landlords listing all kinds of Commercial properties including; land, Industrial facilities, Hospitality, and Medical facilities. Since joining the Coldwell Banker Commercial team in 2018, Todd has been Rookie of the Year as well as Top Producer in 2020, with over \$8 Million in revenue. In 1988, Todd graduated from University Of Oregon with a Bachelor of Science in Business Communications. He spent the next 28 years managing title insurance companies in Oregon, Washington, and Montana. With his extensive industry related background, Todd has an extensive network of Real Estate Professionals and Affiliates throughout the region. Through this network, Todd is able to effectively connect Buyers and Tenants to Sellers and Landlords.

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