

Sports Bar/Restaurant/Casino & Liquor Store – Dillon, MT

OFFERING MEMORANDUM

\$1,600,000

- Established Sports Bar/Restaurant/Casino & Liquor Store For Sale in Dillon, MT
- Includes 2 Historic Buildings, all FF&E and all Beverage License with Gaming
- Additional income opportunity with unfinished residential units on the upper level



**COLDWELL BANKER
COMMERCIAL**

CBS

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DISCLAIMER

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Coldwell Banker Commercial CBS (“Broker”) has been retained on an exclusive basis to market the property described herein (“Property”). Broker has been authorized by the Seller of the Property (“Seller”) to prepare and distribute the enclosed information (“Material”) for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the execution of a non disclosure agreement or mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.



SUMMARY

ESTABLISHED SPORTS BAR/RESTAURANT/CASINO & LIQUOR STORE

- Mac's Last Cast Sports Bar/Casino and Blacktail Station (fine dining) included in sale
- Casino has provided consistent growth in income since it's opening in 2018

LOCATION

- Located in heart of historic downtown Dillon, MT
- Sits on S Montana Ave, across the street from the Beaverhead County Museum
- Walking distance from Patagonia Outlet and other retailers in downtown Dillon

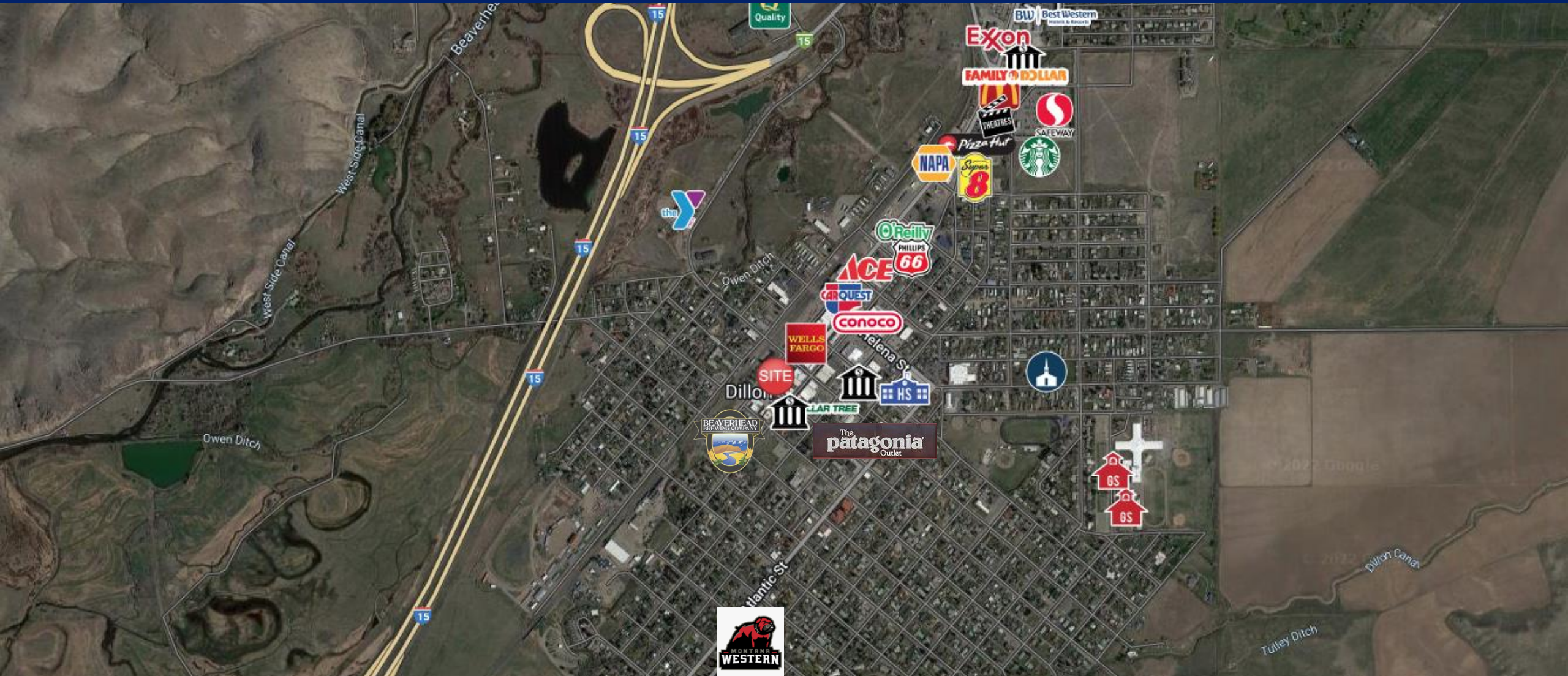
GENERAL FINANCIAL INFO

- Total sales has grown each of the last 4 years with a 47% increase in total sales from 2020-2021
- Total sales in 2021 = \$1.7M
- Net Income in 2021 = \$130k

ADDITIONAL OPPORTUNITY

- Upstairs can be converted into short/long term residential rental units.

AERIAL



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PROPERTY OVERVIEW

LOCATION

The property has a high-visibility location in the heart of historic, downtown Dillon, MT. With the highest traffic counts in Dillon just a few blocks to the North and the walkability of downtown, the subject property is primed for visibility from both tourists and locals.

Dillon is home to the University of Montana-Western, Barrett Hospital & HealthCare and serves as a recreation hub for people exploring the world class fishing the Beaverhead, Big Hole and Ruby Rivers offer.

ACCESS

Access from S Montana St

TRAFFIC COUNTS

2,755 AADT (Highest traffic count in Dillon is 10,650 AADT roughly 10 blocks away on N Montana St)

PARKING

Street Parking

YEAR BUILT

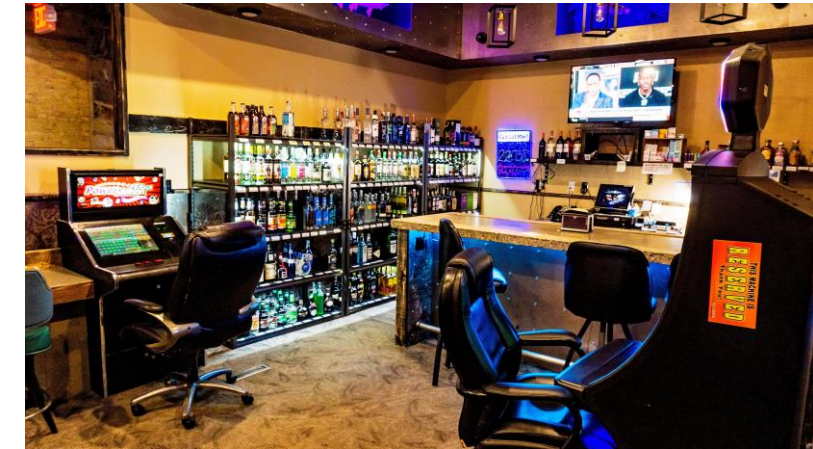
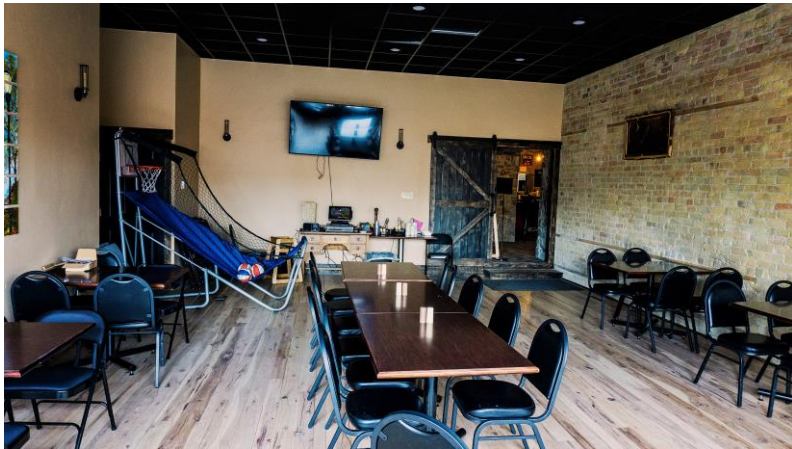
1888

NEAREST AIRPORT

Butte (63 miles), Bozeman (114 miles)



MAC'S LAST CAST



BLACKTAIL STATION



AREA OVERVIEW

Dillon is situated in a sweeping valley into which the Ruby, Big Hole and Beaverhead rivers drain. Beaverhead River is a blue-ribbon trout stream that's a favorite for expert fly fishermen. There are several museums in Dillon devoted to preserving local history. Bannack State Park is located just southwest of Dillon. It is a registered historic landmark and the site of Montana's first major gold discovery on July 28, 1862. Over 50 buildings line Main Street recalling Montana's formative years.

Visitors come to Dillon and swear they have stepped back in time. We are a charming, small, ranch town who loves to rodeo, golf, hike, hunt, explore, and most of all, fly fish! The workforce in Dillon is not afraid of work, as most people have several income streams. Play is important, both summer and winter. Dogs are a favorite companion you will find, as most folks take them everywhere they go.

Dillon Montana is situated in a valley that is 5,200 feet above sea level with the Continental Divide on three sides. As Montana weather goes, we tend to be in the banana belt with less snow and milder temps. It does get very windy in Dillon, but the views are spectacular, and you are just a few minutes away from your dream vacation, fishing, sledding, or hunting trip.

Beaverhead County is home to many generational ranches. We have all of the agribusinesses that support that ranching economy. While Dillon is home to the University of Montana Western. A college of about 1,500 students from all over the world! Their Career Outreach program offers welding classes and other classes to build skills and certifications needed for our community. Their Natural Horsemanship Program offers students to learn skills unmatched in any other bachelors' program. Our Beaverhead County School District boasts trade-school, vocational-school, as well as college prep. Agriculture remains the main economic driver in our county, which is 5,500 square miles!

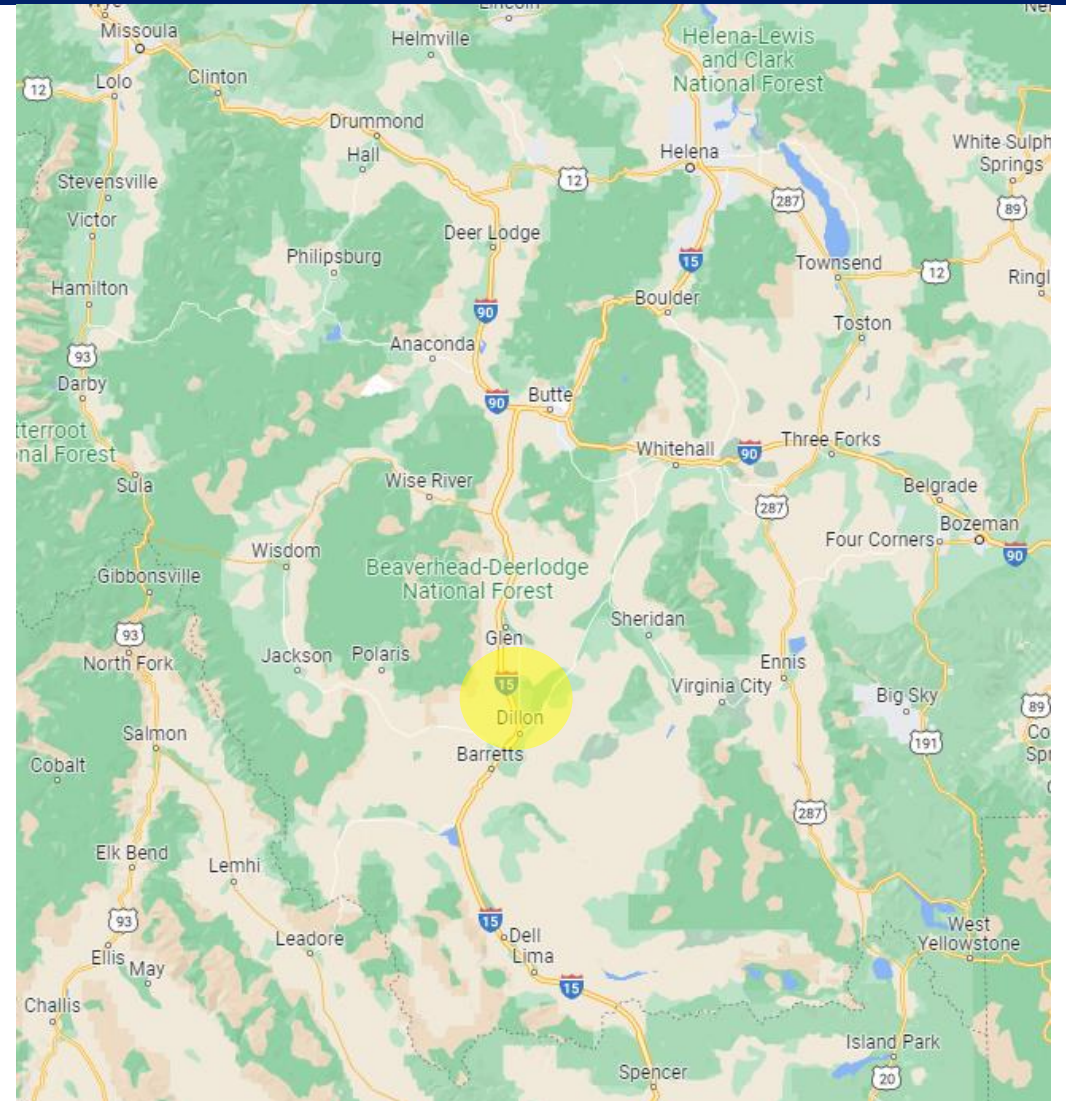
Dillon Montana is located on I-15, about one hour from the Idaho border. Easy access to Idaho Falls or Butte Montana. For a small town, we have a City Bus who takes citizens to and from their points of destination and senior citizens ride for free! The Beaverhead County Airport handles our regional private jet visitors and it is located just north of town. There is rail service in Dillon provided by Union Pacific Railway. There are several current businesses who transport their goods to and from Dillon, via rail.

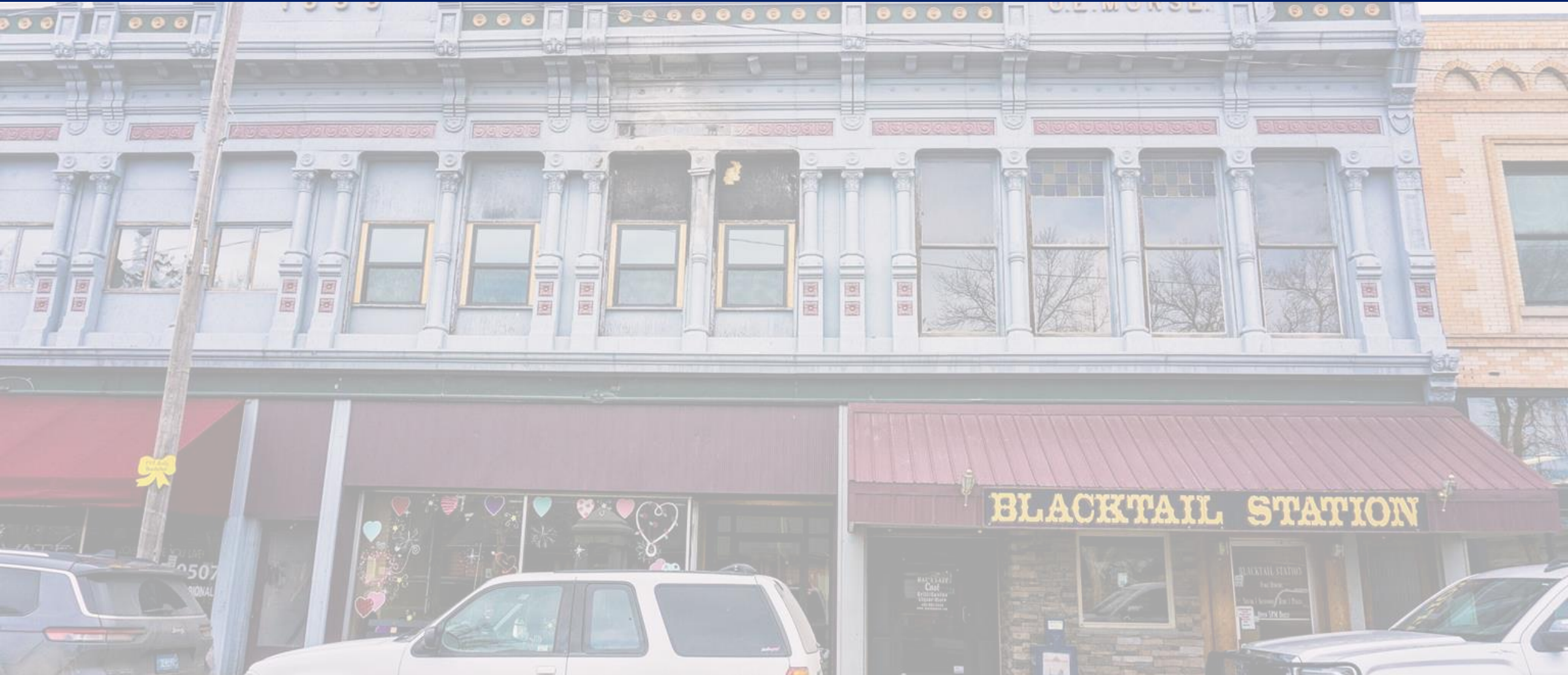
All information on this slide is provided by Visit Southwest Montana and Beaverhead Chamber of Commerce



DEMOGRAPHIC PROFILE

2020 CENSUS SUMMARY	1 MILE	3 MILES	5 MILES
Population	3,824	5,363	6,496
Households	1,731	2,375	2,846
Avg Household Size	2.0	2.1	2.2
Avg Household Income	\$43,540	\$46,199	\$47,743
Median Household Income	\$33,303	\$35,743	\$37,246
2022 ESTIMATES	1 MILE	3 MILES	5 MILES
Population	3,858	5,482	6,763
Households	1,749	2,429	2,960
Avg Household Income	\$57,430	\$63,984	\$65,373
Median Household Income	\$46,271	\$51,583	\$52,205
Family Population	2,400	3,631	4,664
Avg Family Income	\$88,211	\$94,798	\$92,006
Median Family Income	\$62,723	\$68,947	\$68,602
Adjusted Daytime Demographics	3,760	4,620	5,105
Labor Force	3,189	4,519	5,570
Food and Beverage Annual Consumer Expenditure	\$12.44M	\$18.52M	\$22.9M





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