

FOR SALE

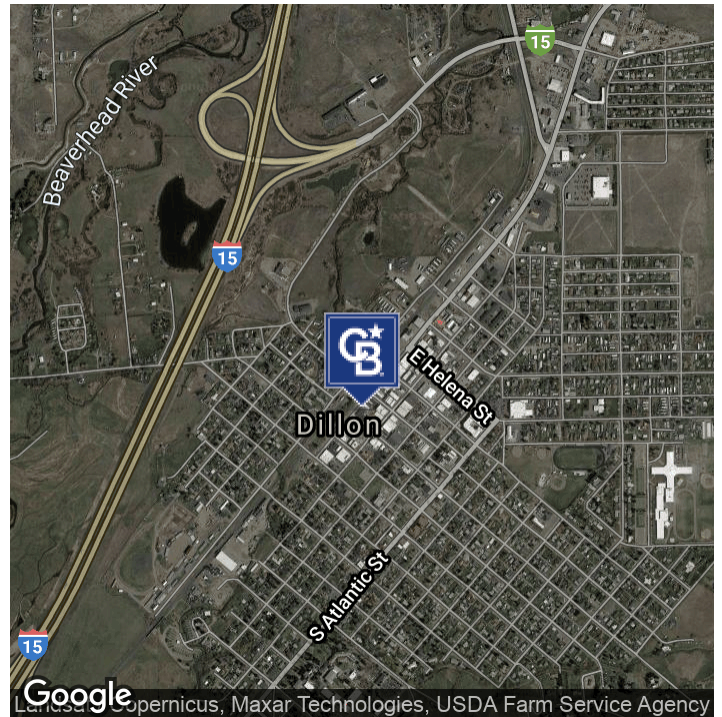


COLDWELL BANKER
COMMERCIAL
CBS

Kyle Schlichenmayer, CCIM
406 698 1899
kyle@cbcmontana.com

©2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

BAR/RESTAURANT/CASINO/LIQUOR STORE IN DILLON, MT



OFFERING SUMMARY

Sale Price:	\$1,795,000
Building Size:	14,300 SF
Lot Size:	5,750 SF

PROPERTY OVERVIEW

Proven sales with additional income opportunity for this well established sports bar, restaurant, casino and liquor store in Dillon, MT.

- 2 historic buildings in the heart of downtown Dillon, MT that combine for a total of 14,300 sf on 3 levels
- The 2 buildings are adjacent and combine for a total of 4,725 sf in the basement, 5,700 sf of main level retail space and 3,875 sf of 2nd level with residential rental opportunities
- Currently the main level features a sports bar, a newly renovated casino and liquor store, a pizza kitchen and additional storage space that could be renovated to provide room to expand
- The lower level is home to a fine dining restaurant, Blacktail Station Steak House, with a full kitchen that serves steak, seafood, ribs and pasta. There is additional space in the lower level that is being used as storage
- The 2nd level of each building has untapped residential/rental opportunities
- The property is located in downtown Dillon near the University of Montana Western, a local brewery and the Patagonia Outlet store. It is just 20 minutes from 2 premier fly fishing streams – the Big Hole and Beaverhead Rivers. And just 1 hour from the Madison and Jefferson Rivers.
- Numerous upgrades in recent years
- Furniture, Fixtures and Equipment included
- Full liquor license with gaming and catering endorsement
- Financials available for qualified buyers with signed NDA

Kyle Schlichenmayer, CCIM
406 698 1899
kyle@cbcmontana.com



COLDWELL BANKER
COMMERCIAL
CBS

BAR/RESTAURANT/CASINO/LIQUOR STORE IN DILLON, MT



Kyle Schlichenmayer, CCIM
406 698 1899
kyle@cbcmontana.com



COLDWELL BANKER
COMMERCIAL
CBS

BAR/RESTAURANT/CASINO/LIQUOR STORE IN DILLON, MT

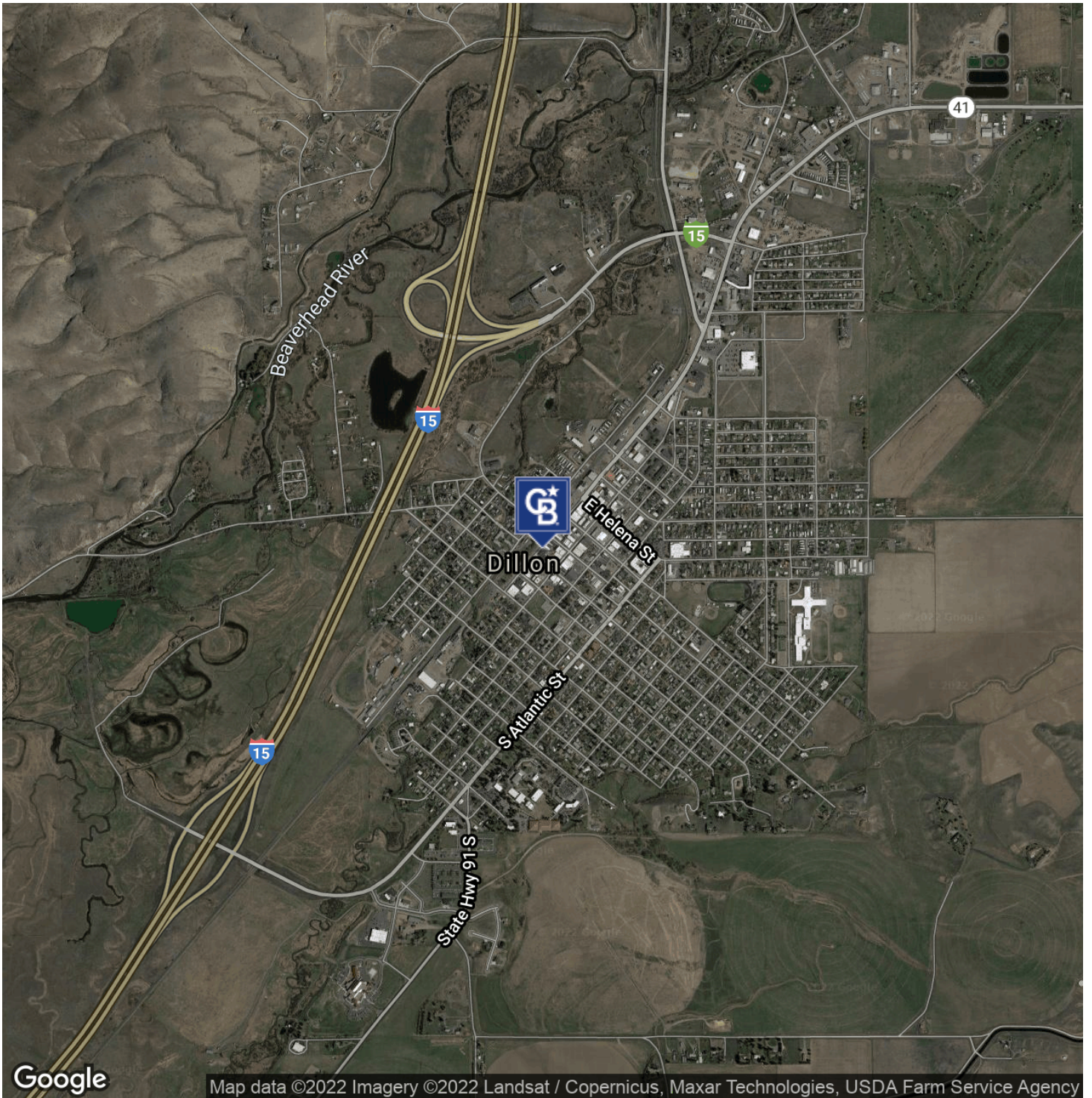


Kyle Schlichenmayer, CCIM
406 698 1899
kyle@cbcmontana.com



COLDWELL BANKER
COMMERCIAL
CBS

BAR/RESTAURANT/CASINO/LIQUOR STORE IN DILLON, MT



Kyle Schlichenmayer, CCIM
406 698 1899
kyle@cbcmontana.com



COLDWELL BANKER
COMMERCIAL
CBS