

SALE

DANNY'S GAS STATION AND GROCERY

16437 Iowa Ave Broadview, MT 59015



SALE PRICE

\$169,000

Todd Sherman

406 570 8961

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Shaylee Green

406 208 7723

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SALE

DANNY'S BROADVIEW

16437 Iowa Ave Broadview, MT 59015



PROPERTY DESCRIPTION

Convenience Store/Gas Station located in Broadview, MT.
Great location on Main Highway.
Well established business with great potential for increased growth.
Longstanding customer base.

OFFERING SUMMARY

Sale Price:	\$169,000
Lot Size:	13,860 SF
Building Size:	5,192 SF

PROPERTY HIGHLIGHTS

- Great location, extremely clean property, on Main Highway that serves 150 mile radius with longstanding customer base.
- Tobacco and Off-Sight beer and wine licenses included. \$35,000 value.
- 1 bathroom on city services, 2 propane tanks, electric, city water.
- Shop area could be leased for \$500 month to tire/vehicle repair with the tire equipment and lifts included.
- \$10,000-20,000 in food, fuel, beer and wine inventory on hand month to month.
- Current small hardware and tool sales could be increased.
- Tack, ranch supplies, and retail clothing/gifts area could be developed significantly!
- Significant Mezzanine area upstairs could be finished out as living quarters.
- 5 PT/FT Employees handle all day to day work. Seller rarely works inside the business.
- Financials - Gross revenue around \$900,000/ Net revenue of \$7,000 month/\$84,000 year.
- Brand New \$10,000 steel roof Sept 2022
- Net income around \$50-80,000 annual.
- Well staffed, owner could pay themselves wage and reduce staff on top of the business profit.

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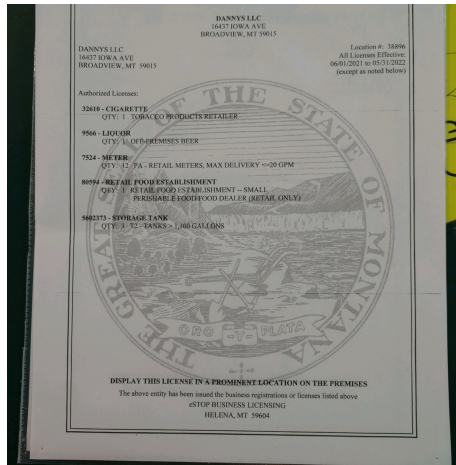
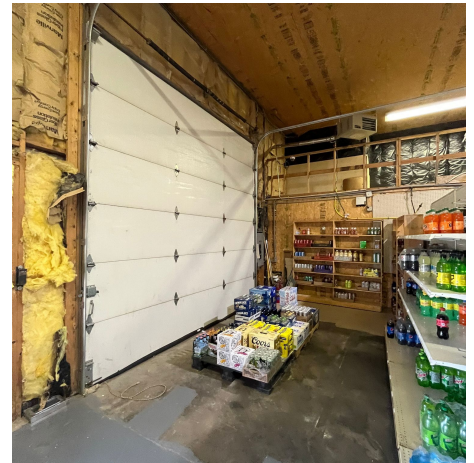


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PICTURES

DANNY'S BROADVIEW

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MAP

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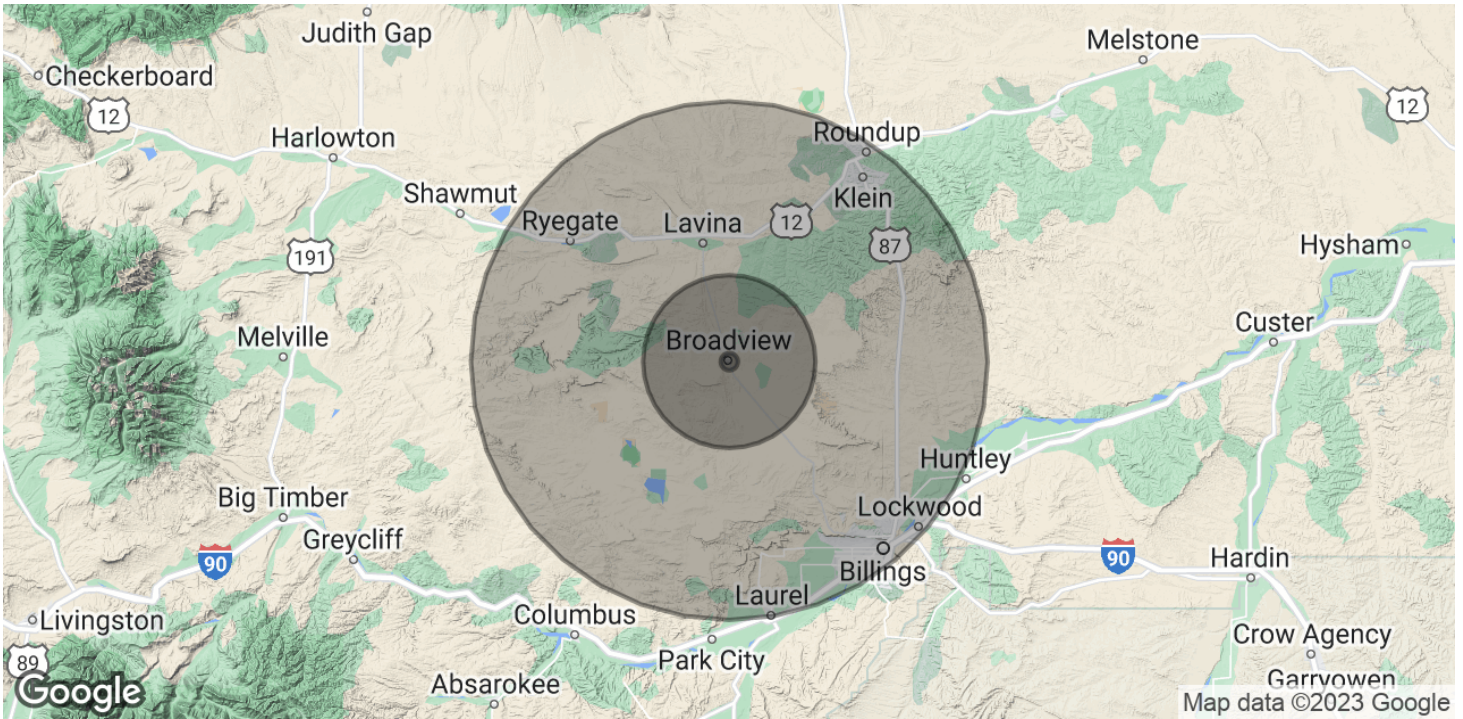


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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	9	768	144,070
Average Age	57.1	51.9	39.9
Average Age (Male)	57.9	52.3	39.1
Average Age (Female)	56.5	51.7	40.7
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	4	381	66,115
# of Persons per HH	2.3	2	2.2
Average HH Income	\$103,414	\$82,014	\$80,161
Average House Value	\$32,300,433	\$467,487	\$244,083

* Demographic data derived from 2020 ACS - US Census

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TODD SHERMAN

Comm Sales Associate

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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; business sales, 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.

EDUCATION

University of Oregon
BS in Business Communications

MEMBERSHIPS

Todd has been actively involved in trade and civic organizations such as The Big Sky Economic Development Corporation, Chamber of Commerce, Homebuilders Association, Association of REALTORS, Downtown Exchange Club, and East Billings Industrial Revitalization Board. Todd is passionate about what he does, and his enthusiasm for Commercial real estate becomes evident very quickly.

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SHAYLEE GREEN

CCIM Broker

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

Shaylee Studied Theology at Yellowstone Christian College and Completed an A.A. in Christian studies with a minor in Humanities. She then moved on to Study Elementary Education at MSU in Billings.

MEMBERSHIPS

She is a Nationally licensed Realtor, Broker, and a Certified Commercial Investment Manager (CCIM) designee. This designation is the equivalent of a masters degree in commercial real estate. CCIM's are experts at minimizing your risk, maximizing your ROI, and optimizing the value of your real estate.

Notable transactions and clients:

*\$3,000,000 in sales first twelve months.

*Accumulated \$18,000,000 +/- in total sales.

*Accumulated 1,507,000 of leased retail, office, and industrial

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