



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

EDDIES CORNER

\$1,750,000

65000 US Hwy 87
Moore, MT 59464

FAMILY RUN BUSINESS FOR OVER 71 YEARS

FEATURES

- Restaurant
- Convenience Store
- Casino
- All Beverage Liquor License & Gaming License
- Fuel Station
- Manufactured Home Rentals
- Heated Shop & Heated Garage
- RV Hook Ups

AREA

Located at the Intersection of Highways 87 & 191. This is a critical juncture to arterials feeding Great Falls, Eastern Montana and Billings



Business For Sale

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Managing Partner
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Todd Sherman
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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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PROPERTY INFORMATION

SECTION 1

FOR SALE

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EDDIES CORNER

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BUSINESS OVERVIEW

Eddies Corner Cafe and Bar was built in 1949 by Eddie McConnell when he recognized the potential of the well-traveled crossroads of US Highways 87 and 191. In 1951 Eddies Corner was purchased by Duke & Ot Bauman and, realizing the potential of a fuel station at the intersection, a Mobil branded full-service station was added shortly thereafter. In 1963, the brand was switched to Conoco and like all similar companies at the time, full-service transitioned to self-service in 1979.

Since 1951, hardly a year has passed that a major renovation or improvement hasn't taken place in order to keep up with the times and offer every convenience possible to travelers and locals alike. In addition to the bar, cafe, and gas & diesel islands, the property now includes a motel, home rentals, convenience store, laundromat, showers, maintenance building, and service garage.

Eddies Corner has been held by the Bauman family for over 70 years and is now owned by their son Joe, who is the on site manager as well.



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BUSINESS ASSETS

The Core of the Cafe, Convenience Store, and Bar building was built in the late 1940s but has been remodeled and added on to many times since and is currently 6,200 sq. ft. Great effort has been made to tie these additions into the existing structure resulting in an impressive modern building. This main facility is adequate for the level of current business with additional room for future growth.

The four major departments (Cafe, Convenience Store, Casino, Fuel) are housed under the same roof of the main facility and are quite interrelated, sharing storage space, entry points, restroom facilities, etc. The administrative functions serving each department utilize the same space and personnel.

The roof and HVAC are approximately 22 years old.

The two-lane diesel island, canopy, tanks, and delivery piping were installed in 1990, and the gas island was installed in 1992. As diesel volume continues to grow there could be a need for more fueling positions and more storage.

The entire parking lot was paved in 1995, making all traffic and parking areas around the business either pavement or concrete. The property offers paved parking for forty trucks and gravel parking for an additional thirty trucks as well as a 50 ton platform truck scale.

A six-unit motel was built in 1956 and, like the main facility, has been upgraded extensively since then. The most recent renovation in 2007 allows the 1,617 sq. ft. facility to boast steel fascia, soffits, and lap siding on the exterior as well as four air-conditioned motel rooms. This building is also home to men's and women's shower rooms, and a laundromat.

There are two manufactured homes on the property: a two-bedroom 1986 Champion (28 x44) and a three-bedroom 1996 Schult (32 x 64). Both homes are rented and always in high demand.

A 1,380 sq. ft. heated shop, maintenance, and storage building was added in 1996 and a 2,000 sq. ft. heated garage and storage building was added in 2003.

A 1,375 artesian well was drilled in 1958 and provides 20 gallons of exceptional quality water per minute. A sophisticated pump and tank system allows this well to adequately service and irrigate the necessary business requirements.

The property is beautifully landscaped with mature trees and an underground sprinkler system.

Since the 1960's the US Air Force has maintained a missile launch facility directly to the southeast of the property. Since it was established, the US Air Force has retained a restrictive easement on the adjacent Eddies Corner property. This easement provides a number of limited usages of Eddies Corner property that comes within the 1200' radius. The 1200' boundary includes less essential portions of business operations, primarily the two manufactured homes. The easement and related site survey are available for due diligence.

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EDDIES CORNER

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LOCATION INFORMATION

Building Name	Eddies Corner
Street Address	65000 US Hwy 87
City, State, Zip	Moore, MT 59464
County	Fergus

BUILDING INFORMATION

Cafe Convenience Store & Casino	6,200 SF
Motel	1,617 SF
Manufactured Home	28 X 44
Manufactured Home	32 X 64
Heated Shop	1,380 SF
RV Hookups	6

PROPERTY HIGHLIGHTS

- Highly Profitable, Multiple Revenue Source Business!
- Cafe,
- Convenience Store
- Casino
- All Beverage Liquor License & Gaming License
- Gas & Diesel Islands
- Motel
- Home Rentals
- Laundromat
- Showers
- Maintenance Building
- Service Garage.

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LOCATION INFORMATION

SECTION 2

FOR SALE

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LOCATION OVERVIEW

Eddies Corner is located in the geographical center of Montana at the heavily trafficked intersection of US Highways 87 and 191 in an area known as the Judith Basin. Surrounded by five stunning mountain ranges - The Big Snowy Mountains, North and South Moccasins, Little Belts, Highwoods and Judiths - this area of Montana affords a buyer a desirable quality of life setting. Outdoor recreational opportunities for year-round activities such as fishing, hunting, canoeing, skiing, golfing and more are abundant.

Although it shares a zip code with the small town of Moore, Montana, Eddies Corner literally stands alone as a point on the map. It is a destination in its own right and a well-known travel stop for business and leisure travelers as well as a comfortable layover spot for long-haul truck drivers.

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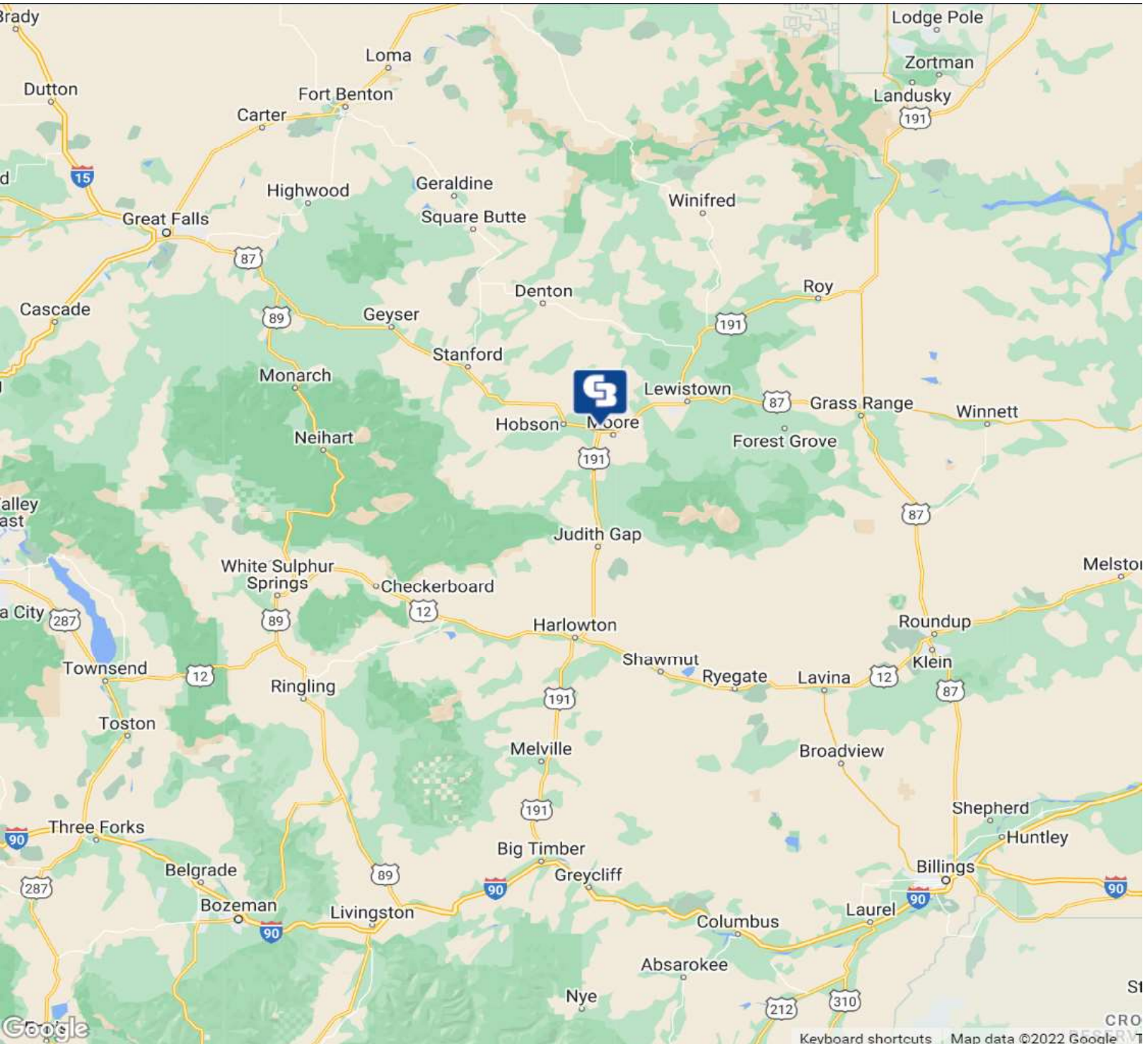
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EDDIES CORNER OVER TIME

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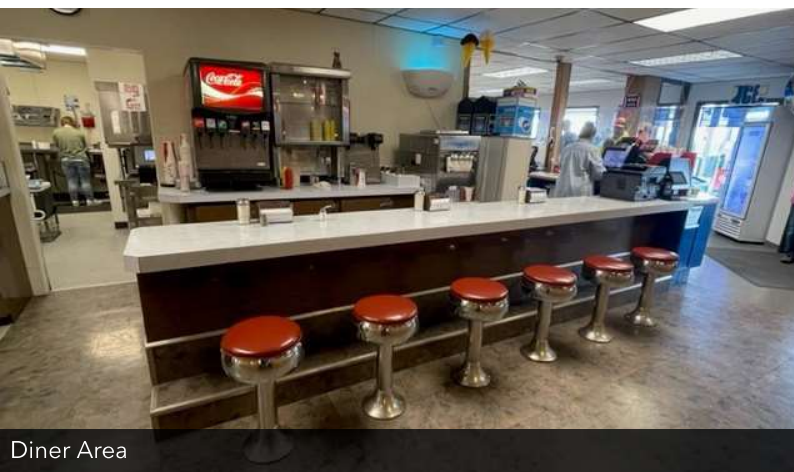
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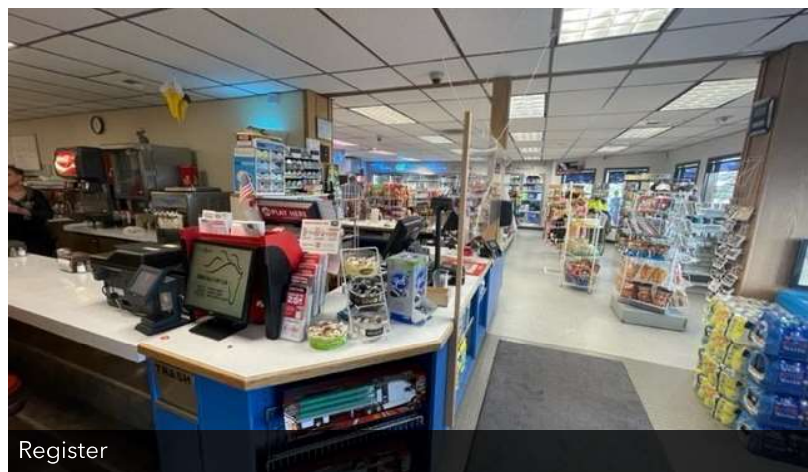
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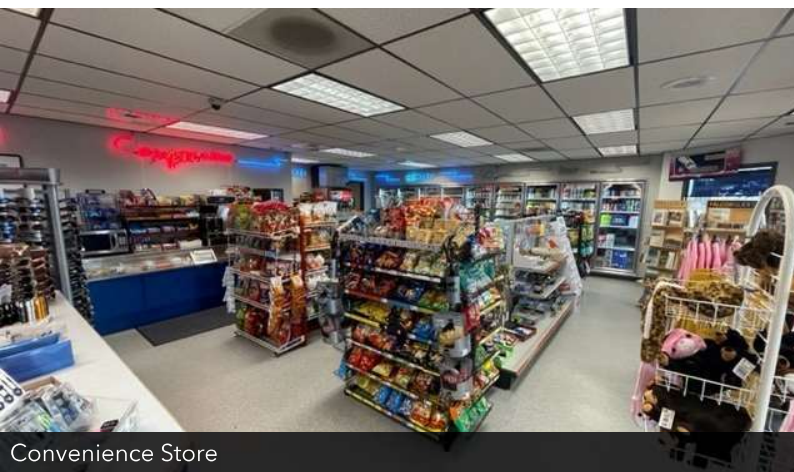
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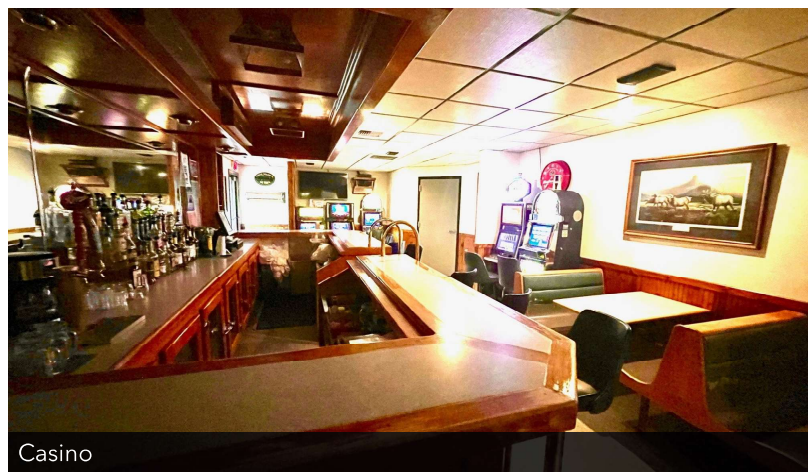
Diner Area



Register



Convenience Store



Casino

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Modular Home 1



Modular Home 2



Motel, Showers & Laundromat Building



Motel Room



Shower Room



Laundry Room

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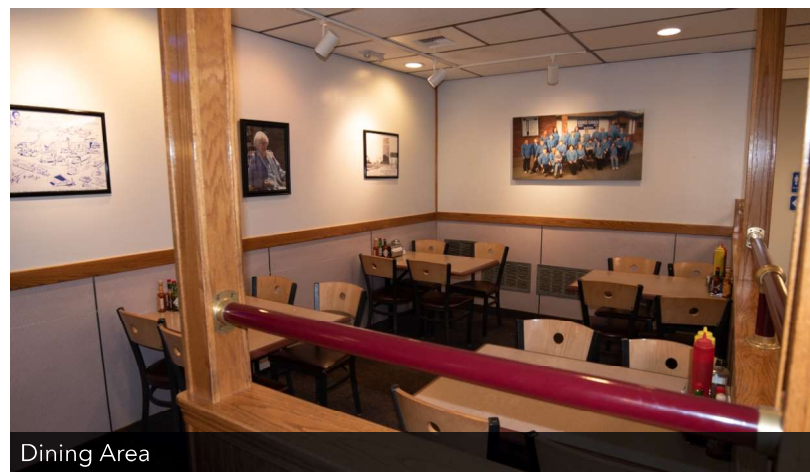
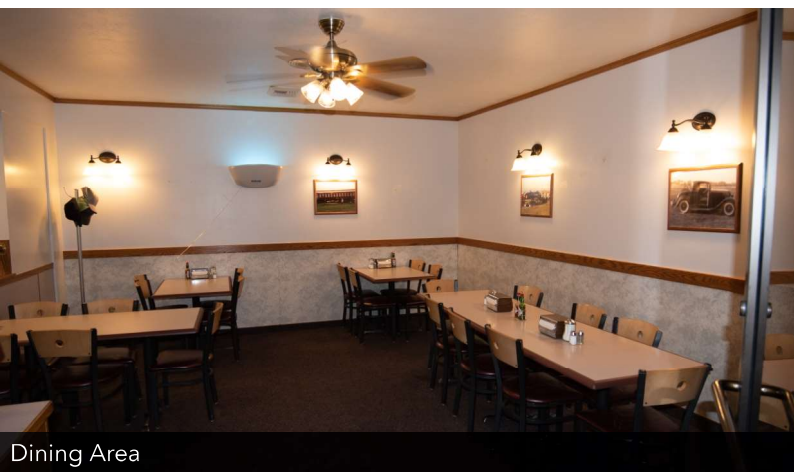
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ADVISOR BIOS

SECTION 3

FOR SALE

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Business For Sale

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EDDIE'S CORNER

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SALE



GEORGE WARMER, CCIM

Managing Partner

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Direct: 406.855.8946 | Cell: 406.855.8946

MT #RRE-RBS-LIC-14174

PROFESSIONAL BACKGROUND

George Warmer is the Managing Broker of Coldwell Banker Commercial CBS, specializing in sales, leasing, and development of commercial properties in Montana. George is a licensed REALTOR® and has worked in the commercial real estate business since 2005. During that time, he has brokered millions of dollars in leasing and sales transactions.

TRANSACTIONS OF NOTE

Sale: 52,000 SF Fed Ex Facility and releasing of facility Sale: Shiloh Commons a 65,000 SF Mixed-Use Development; 108 Acre Montana Sapphire Mix Use Development Leases: 10,000 SF Tyler Tech Lease Leases: 8,000 SF Tetra Tech Lease Leases: 10,000 SF Pizza Ranch Lease Leases: Various including Burger King, Steak & Shake, HD Water Supply, Womack, Rent A Center, Greyhound Lines, Ace Hardware and O'Reilly Auto Parts.

EDUCATION

In 1987 George graduated with a Bachelor of Arts degree from USC and a MBA from the University of Denver in 1995. George's background in banking and management of personally owned businesses gave George a unique insight into the needs of his commercial clients. As a CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions.

MEMBERSHIPS

In addition to handling his own commercial property listings portfolio and maintaining a large client base, George is actively involved in several trade, civic and community organizations. **INDUSTRY** International Council of Shopping Centers (ICSC): Member Certified Commercial Investment Member (CCIM): Member Billings Association of REALTORS: Member National Association of REALTORS®: Member **COMMUNITY** Billings Library Foundation: Treasurer/Finance Chair East Billings Industrial Revitalization Board: Member Downtown Rotary: Member

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SALE



TODD SHERMAN

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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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