SALE

THE LOCAL KITCHEN & BAR

1430 Country Manor blvd Billings, MT 59102

SALE PRICE $599,000

Shaylee Green
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OFFERING SUMMARY

Sale Price:	$599,000
Leased Area:	1,504 SF
Zoning:	CMU1-Corridor Mixed Use 1

PROPERTY OVERVIEW

Price Reduced!
Was $650,000 NOW $599,000

Business and FF&E only.
No real estate included.

The Local Kitchen and Bar has been designed to serve delicious, locally sourced food with Montana's Best beers and wines in a relaxed, fun atmosphere. The décor of the restaurant is done in a " Modern Wrangler" motif. The style of this cuisine is unique yet familiar. New spins on old dishes always satisfying and fun. Friendly staff add an experience to your breakfast with friends, business lunches or evening dates!

Owner purchased the business from original operator in Dec of 2019. Gross sales stood at a maximum of 500-600k annually. Gross revenue has increased through this Sellers operations to over $850,000 year! Now you can take advantage of his hard work and restaurant experience with this business opportunity. The previous owner has decided to sell only because he has ownership in another restaurant and is willing to see someone else take this business over. The sales are strong for 2022. Must sign NDA for financials.

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LOCATION INFORMATION

Building Name	The Local Kitchen & Bar
Street Address	1430 Country Manor blvd
City, State, Zip	Billings, MT 59102
County	Yellowstone

BUILDING INFORMATION

Leased location	1500 SF

PROPERTY HIGHLIGHTS

- Beer and Wine license included. 70/30 Food/ Bev. $30,000 value
- Beech gas assist Wood pizza oven. Value of $50,000 +/-
- 35 interior seating & 30 exterior patio seating.
- Buildout and Leasehold interests. $250,000 value.
- $11,000 in monthly inventory of food and beverage on hand.
- 4 full time employees.
- 1 Full time GM. $55,000 yr salary. New Owner could step back into this position and retain the wages if desired.
- 5 Part time employees.
- 10-12% profit margins.
- Gross sales average $850,000 year +/-
- Restaurant has been in operation since 2015.
- Current lease through Jan 31, 2025
- $2113 month through Jan 31, 2022.
- $2240 month through Jan 31, 2025
- $588 month for NNN
- Up and coming area for west end of city with good traffic.
- Facebook reviews 4.7 Stars : https://m.facebook.com/LocalBillings/
  Yelp : 4 Stars and 105 reviews
- Menu and website : https://localbillings.com

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PHOTOS

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FOOD & MENU

THE LOCAL KITCHEN & BAR

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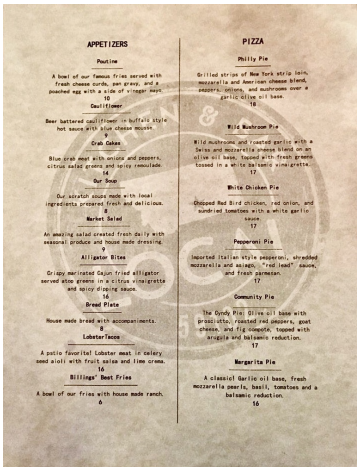


APPETIZERS

Poutine

A bowl of our famous fries served with fresh cheese curds, pan gravy, and a poached egg with a side of vinegar mayo.
10

Cauliflower

Beer battered cauliflower in buffalo style hot sauce with blue cheese mousse.
9

Crab Cakes

Blue crab meat with onions and peppers, citrus salad greens and spicy remoulade.
14

Our Soup

Our ever-changing soup made with local ingredients prepared fresh and delicious.
8

Market Salad

An amazing salad created fresh daily with seasonal produce and house made dressing.
9

Alligator Bites

Crispy marinated Cajun fried alligator served with greens in a citrus vinaigrette and spicy dipping sauce.
16

Bread Plate

House made bread with accompaniments.
8

LobsterTacos

A patio favorite! Lobster meat in celery seed aioli with fruit salsa and lime crema.
16

Billings' Best Fries

A bowl of our fries with house made ranch.
6

PIZZA

Philly Pie

Grilled strips of New York strip loin, mozzarella and American cheese blend, peppers, onions, and mushrooms over a garlic olive oil base.
16

Wild Mushroom Pie

Wild mushrooms and roasted garlic with a Swiss and mozzarella cheese blend on an olive oil base, topped with fresh greens tossed in a white balsamic vinaigrette.
17

White Chicken Pie

Chopped Red Bird chicken, red onion, and sundried tomatoes with a white garlic sauce.
17

Pepperoni Pie

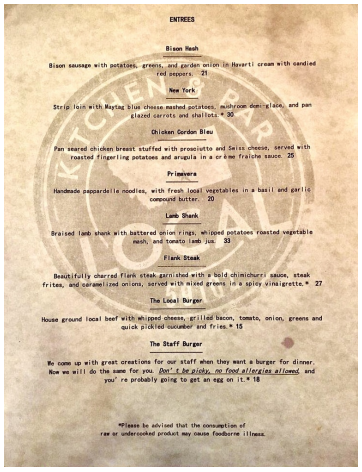
Imported Italian style pepperoni, shredded mozzarella and asiago, "redhead" sauce, and fresh parmesan.
17

Community Pie

The Cyndy Pie! Olive oil base with prosciutto, roasted red peppers, goat cheese, and fig compote, topped with arugula and balsamic reduction.
17

Margarita Pie

A classic! Garlic oil base, fresh mozzarella pearls, basil, tomatoes and a balsamic reduction.
16



ENTREES

Bison Hash

Bison sausage with potatoes, greens, and garden onion in Havarti cream with candied red peppers. 21

New York

Strip loin with Maytag bleu cheese mashed potatoes, mushroom demi-glace, and pan glazed carrots and shallots. * 30

Chicken Gordon Bleu

Pan seared chicken breast stuffed with prosciutto and Swiss cheese, served with roasted fingerling potatoes and arugula in a crème fraiche sauce. 25

Primavera

Handmade pappardelle noodles, with fresh local vegetables in a basil and garlic compound butter. 20

Lamb Shank

Braised lamb shank with battered onion rings, whipped potatoes roasted vegetable mash, and tomato lamb jus. 33

Flank Steak

Beautifully charred Flank steak garnished with a bold chimichurri sauce, steak frites, and caramelized onions, served with mixed greens in a spicy vinaigrette. * 27

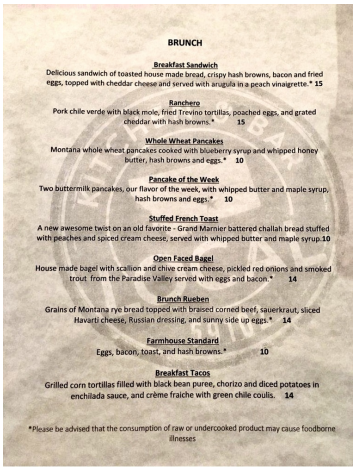
The Local Burger

House ground local beef with whipped cheese, grilled bacon, tomato, onion, greens and quick pickled cucumber and fries. * 15

The Staff Burger

We come up with great creations for our staff when they want a burger for dinner. Now we will do the same for you. *Don't be picky, no food allergies allowed* and you're probably going to get an egg on it. * 18

*Please be advised that the consumption of raw or undercooked product may cause foodborne illness.



BRUNCH

Breakfast Sandwich

Delicious sandwich of toasted house made bread, crispy hash browns, bacon and fried eggs, topped with cheddar cheese and served with arugula in a peach vinaigrette.* 15

Ranchero

Pork chile verde with black mole, fried Trevino tortillas, poached eggs, and grated cheddar with hash browns.* 15

Whole Wheat Pancakes

Montana whole wheat pancakes cooked with blueberry syrup and whipped honey butter, hash browns and eggs.* 10

Pancake of the Week

Two buttermilk pancakes, our flavor of the week, with whipped butter and maple syrup, hash browns and eggs.* 10

Stuffed French Toast

A new awesome twist on an old favorite - Grand Marnier battered challah bread stuffed with peaches and spiced cream cheese, served with whipped butter and maple syrup.10

Open Faced Bagel

House made bagel with scallion and chive cream cheese, pickled red onions and smoked trout from the Paradise Valley served with eggs and bacon.* 14

Brunch Rueben

Grains of Montana rye bread topped with braised corned beef, sauerkraut, sliced Havarti cheese, Russian dressing, and sunny side up eggs.* 14

Farmhouse Standard

Eggs, bacon, toast, and hash browns.* 10

Breakfast Tacos

Grilled corn tortillas filled with black bean puree, chorizo and diced potatoes in enchilada sauce, and crème fraiche with green chile coulis. 14

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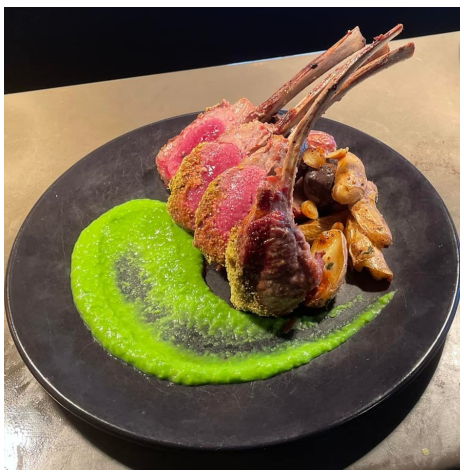

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FOOD

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MAP

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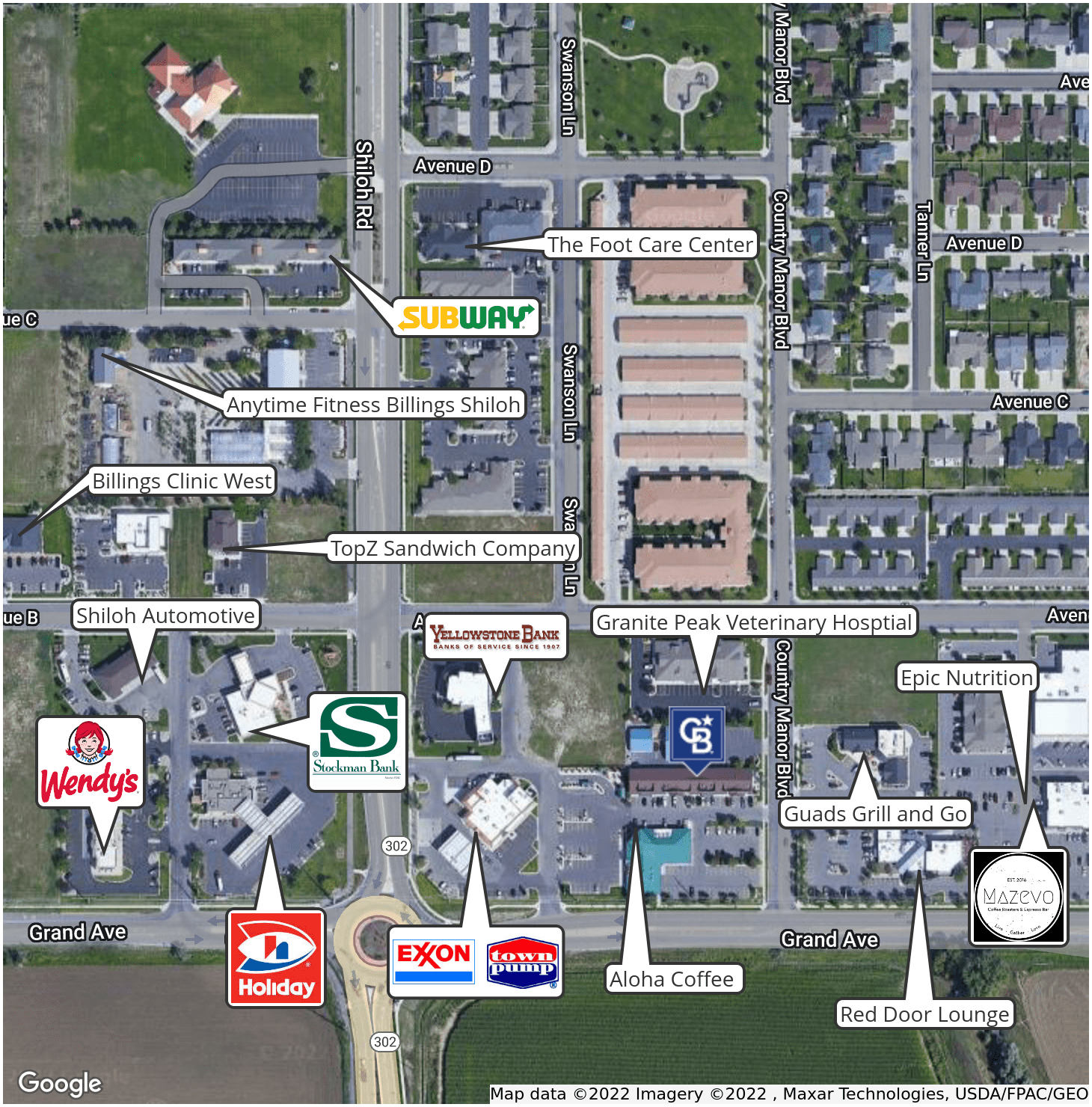

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DEMOGRAPHICS

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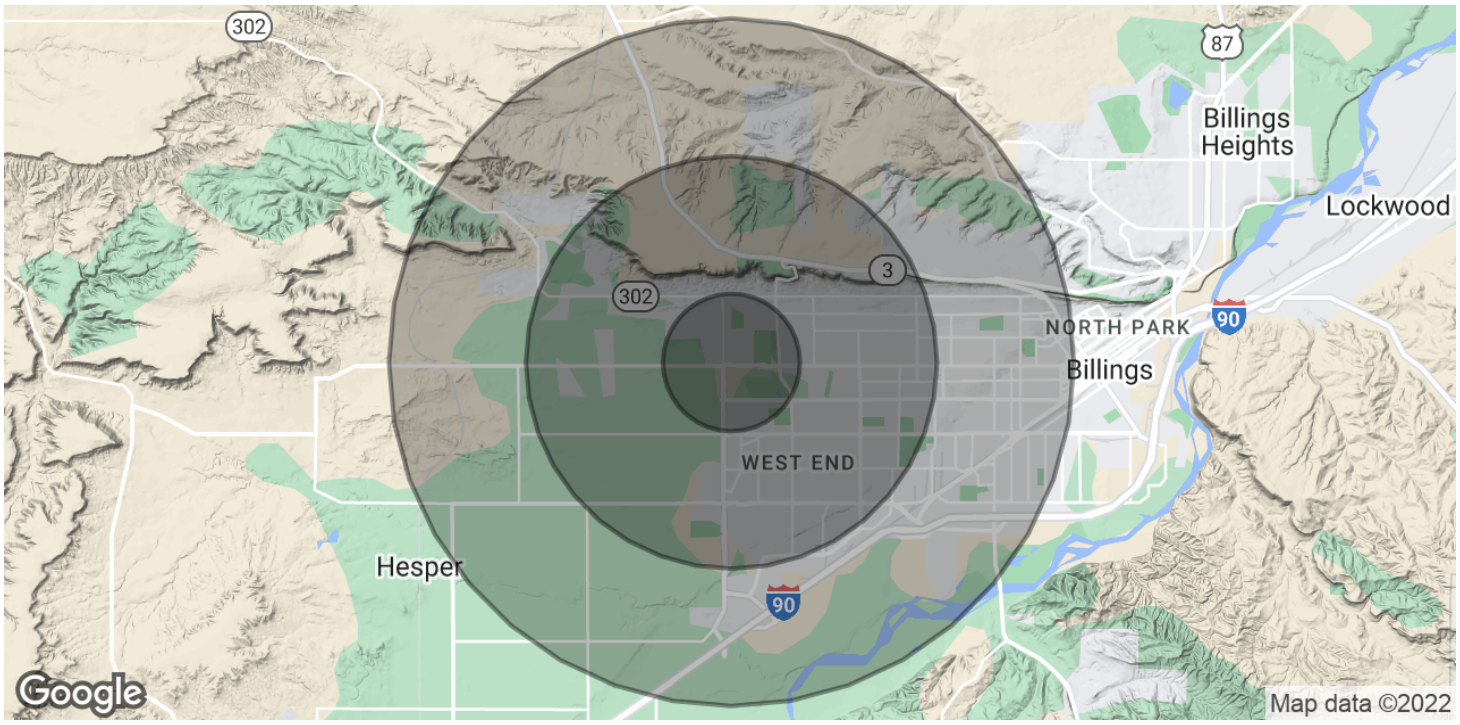

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,358	35,892	70,020
Average Age	46.4	42.9	40.7
Average Age (Male)	42.2	40.3	38.7
Average Age (Female)	49.3	44.3	42.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,734	15,909	30,608
# of Persons per HH	2.3	2.3	2.3
Average HH Income	$72,396	$70,589	$68,908
Average House Value	$251,987	$228,533	$223,116

** Demographic data derived from 2020 ACS - US Census*

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AGENT

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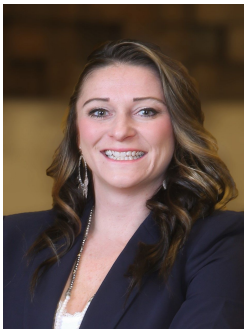

SHAYLEE GREEN

Comm Sales Associate

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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

CCIM 101
CCIM 102

MEMBERSHIPS

Billings Association of Realtors

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