

# SALE

## THE LOCAL KITCHEN & BAR

1430 Country Manor Blvd Billings, MT 59102



**SALE PRICE**

**\$399,000**

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**Shaylee Green CCIM**

O: 406 656 2001 | C: 406 208 7723

shaylee@cbcmontana.com



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### OFFERING SUMMARY

Sale Price:	\$399,000
Leased Area:	1,504 SF
Zoning:	CMU1-Corridor Mixed Use 1

### PROPERTY OVERVIEW

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 \$1,200,000 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.

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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### LOCATION INFORMATION

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

### BUILDING INFORMATION

Leased location	1500 SF
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### 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 \$1,200,000 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.
- Operational since 2015

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# PHOTOS

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# FOOD & MENU

**THE LOCAL KITCHEN & BAR**  
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APPETIZERS	PIZZA
<p><b>Poutine</b> A bowl of our famous fries served with fresh cheese curds, hot gravy, and a poached egg with a side of "tiger" sauce. \$10</p> <p><b>Queso Fries</b> Beer battered onion rings in buffalo style hot sauce with light cheese sauce. \$10</p> <p><b>Crisp Chicken</b> Beer crub meat with onion and peppers, citrus salad greens and house ranch dressing. \$10</p> <p><b>Queso Fries</b> Our special queso made with local ingredients, prepared fresh and delicious. \$10</p> <p><b>Market Salad</b> An amazing salad created fresh daily with seasonal produce and house made dressing. \$10</p> <p><b>Alligator Bites</b> Crispy marinated Cajun fried alligator served with greens in a cilantro rice graté and house made sauce. \$10</p> <p><b>Bread Pudding</b> House made bread with accompaniments. \$10</p> <p><b>Labster Fries</b> A pulled four-cheese Labster meat in valley sauce with fresh onion and lime cream. \$10</p> <p><b>Billings' Meat Fries</b> A bowl of our fries with house made ranch. \$10</p>	<p><b>Whilly Pie</b> Grilled sirloin of New York strip steak, topped with our house-made cheese sauce, pepper, onions, and mushrooms over a potato crust. \$15</p> <p><b>Wild Mushroom Pie</b> Wild mushrooms and roasted garlic with a 3-cheese sauce over a potato crust. \$15</p> <p><b>White Chicken Pie</b> Chopped Red Hot chicken, red onion, and cashew and tomatoes with a white garlic sauce. \$17</p> <p><b>Pepperoni Pie</b> Insured Italian style pepperoni, shredded mozzarella and sausage. "red hot" sauce, and fresh arugula. \$17</p> <p><b>Community Pie</b> The Community Pie is all about local ingredients, prepared fresh and delicious. \$17</p> <p><b>Margherita Pie</b> A classic Margherita pie, fresh mozzarella, pepper, basil, tomatoes and a balsamic reduction. \$15</p>

ENTREES
<p><b>Blason Steak</b> Blason sausage with potatoes, greens, and garden onion in house cream with candied red peppers. \$21</p> <p><b>New York</b> Steak frites with Maple Blue cheese melted potatoes, mushroom duxelles, and pan seared carrots and shallots. \$20</p> <p><b>Onion Garden Steak</b> Pan seared chicken breast, stuffed with arugula and Swiss chard, served with roasted fingerling potatoes and arugula in a house french sauce. \$25</p> <p><b>Primera</b> Handmade spaghetti noodles, with fresh local vegetables in a basil and garlic tomato butter. \$20</p> <p><b>Lamb Shank</b> Braised lamb shank with battered onion rings, whipped potatoes roasted vegetables, mushrooms and tomato sauce. \$25</p> <p><b>Flank Steak</b> Beautifully charred Flank steak garnished with a bold chimichurri sauce, steamed fries, and caramelized onions, served with mixed greens in a spicy vinaigrette. \$27</p> <p><b>The Local Burger</b> House ground local beef with whipped cheese, grilled bacon, tomato, onion, greens and quick pickled cucumber and fries. \$15</p> <p><b>The Staff Burger</b> We come up with great creations for our staff when they want a burger for dinner. Now we will do the same for you. Just let us know. We will do it for you. \$15</p>

BRUNCH
<p><b>Breakfast Sandwich</b> Delicious sandwich of toasted house made bread, crispy hash browns, bacon and fried eggs, topped with cheddar cheese and served with anguilla in a peach vinaigrette. \$15</p> <p><b>Bananas</b> Pork chile verde with black mole, fresh tortillas, poached eggs, and grated cheddar with hash browns. \$15</p> <p><b>Whole Wheat Pancakes</b> Montana whole wheat pancakes cooked with blueberry syrup and whipped honey butter, hash browns and eggs. \$10</p> <p><b>Pancakes of the Week</b> Two buttermilk pancakes, our flavor of the week, with whipped butter and maple syrup, hash browns and eggs. \$10</p> <p><b>Stuffed French Toast</b> 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</p> <p><b>Open Faced Bagel</b> 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</p> <p><b>Brunch Fuesben</b> Grains of Montana rye bread topped with braised corned beef, sauerkraut, sliced Havarti cheese, Russian dressing and sunny side up eggs. \$14</p> <p><b>Farmhouse Standard</b> Eggs, bacon, toast, and hash browns. \$10</p> <p><b>Breakfast Tacos</b> Grilled corn tortillas filled with black bean puree, chorizo and diced potatoes in enchilada sauce, and crème fraiche with green chile coulis. \$14</p>



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# FOOD

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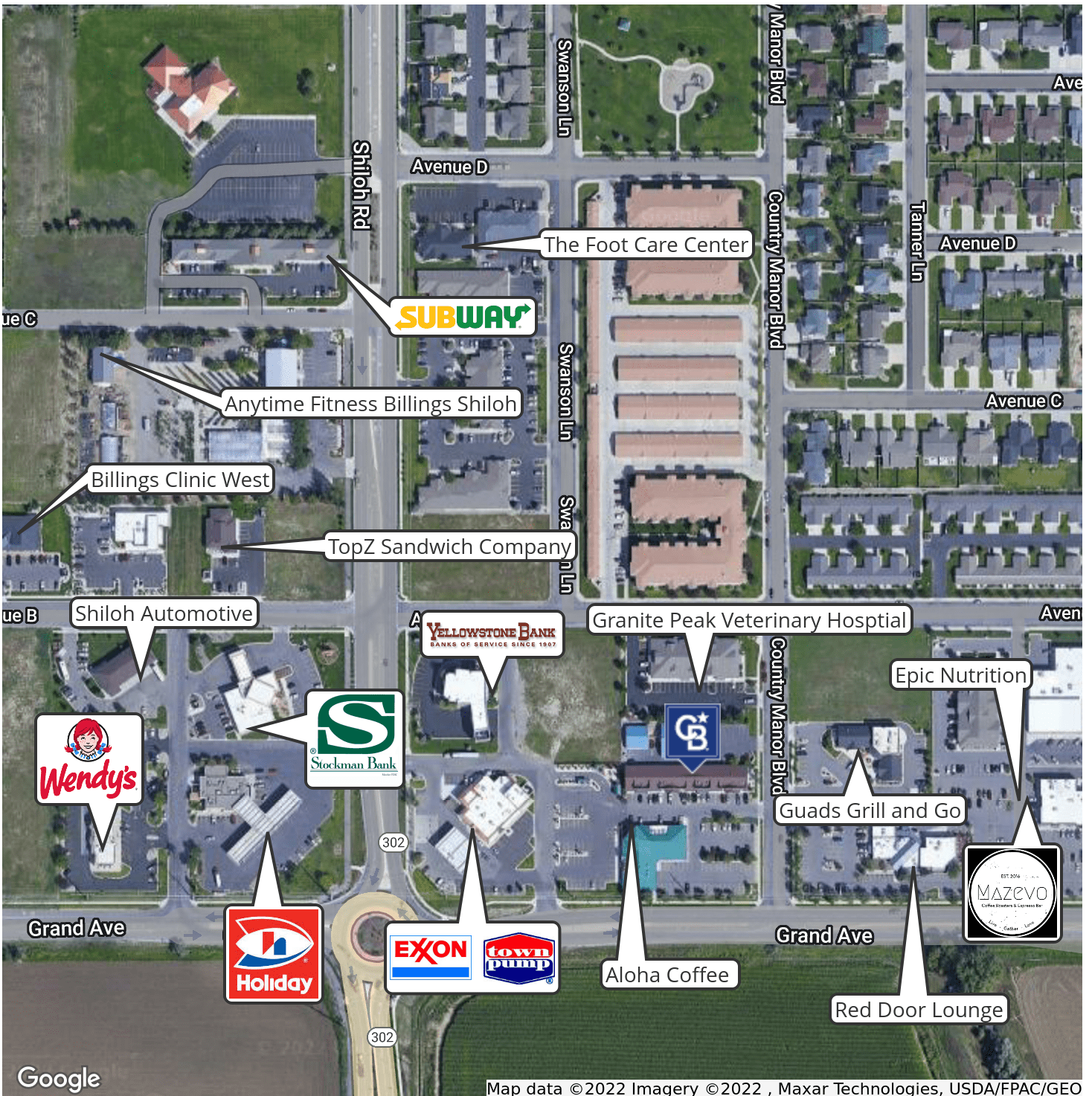
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# MAP

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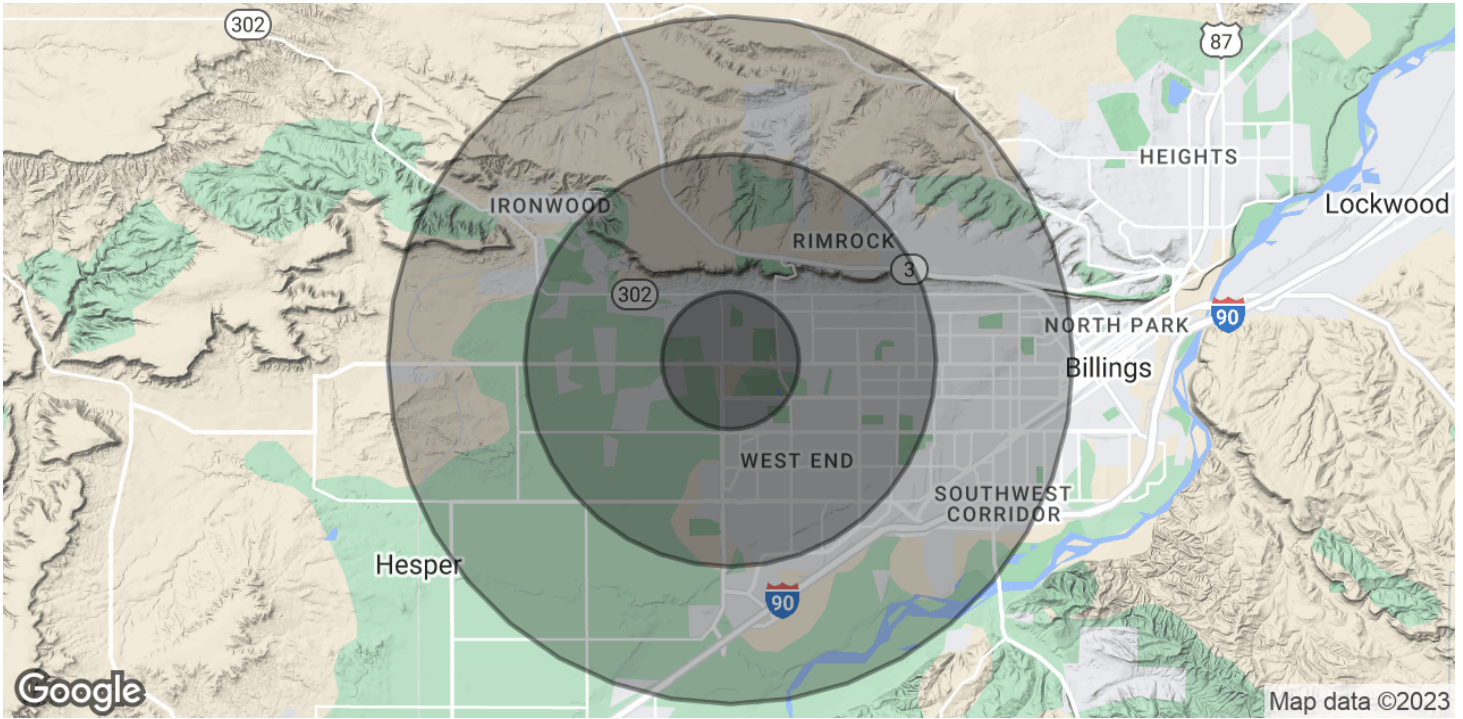
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# DEMOGRAPHICS

## THE LOCAL KITCHEN & BAR

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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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### 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, such as kayaking, rafting, snowboarding, riding dirt bikes, and camping in her RV with her 5 beautiful and very spunky children. Because Shaylee loves people and economics she excels in Real Estate and has successfully completed over 150 transactions and has extensive knowledge of investment grade properties. Shaylee carries an average of 16-20 listings for sale and lease on a monthly basis.

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.

Volunteer work: Single Mothers, Nursing homes, Veterans, Third World countries, Disaster relief.

- "I work hard so I can be generous, as others have been generous to me." Shaylee Green

### EDUCATION

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.

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

Notable transactions and clients:

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

\*Accumulated 1,507,200 sf leased retail, office, and industrial.

\*Billings Athletic Club - \$1,000,000 sale - 20,000 SF

\*\$3.5 Million - 80+ Bed Assisted Living Portfolio

\*Whalen Tire - \$1,165,000 Sale - 1 AC - 20,000 SF

\*1640 Leased - \$1,000,000 - 10,000 SF - 2 AC

#### CBS

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