

SALE

113 MAIN STREET

Lavina, MT 59046



PROPERTY DESCRIPTION

- *Brewery & Tap Room For Sale \$155,000
- *1,968 SF Building with 768 SF of Bar/Seating Area and 1,200 SF of Warehouse/Production Area
- *7,000 SF of Land
- *Furniture and Fixtures Included in the Sale
- *Full Gut Renovation and New Construction in 2018 with Beautiful, Custom Finishes
- *Large Front Patio 20' x 20'
- *Manager's Office
- *Separate Walk-In Cooler and Dry Storage
- *12' Overhead Door in Warehouse/Production Area
- *Incredibly Energy Efficient Building with all LED Lighting, Extra Insulation, and Propane Heat
- *2 Propane Tanks
- *2 Freshwater Cisterns Totaling 4,400 Gallons

LOCATION DESCRIPTION

113 Main St, Lavina is a newly renovated retail/warehouse building perfectly set up for a brewery, tap room or coffee shop for sale. This building had a full gut renovation and new construction in 2018 and is now arguably one of the nicest buildings in town. The building boasts a full bar and seating area in front and a warehouse/production area in back. With very little investment, this building is primed to be operated as a Coffee Shop in the mornings and a Taproom in the evenings. There are no other spots like this in town and this could be Lavina's new go-to watering hole! Furniture and Fixtures included. Beer and Wine License not included.

OFFERING SUMMARY

Sale Price:	\$155,000
Lot Size:	7,000 SF
Building Size:	1,968 SF

Mike Bruschwein
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