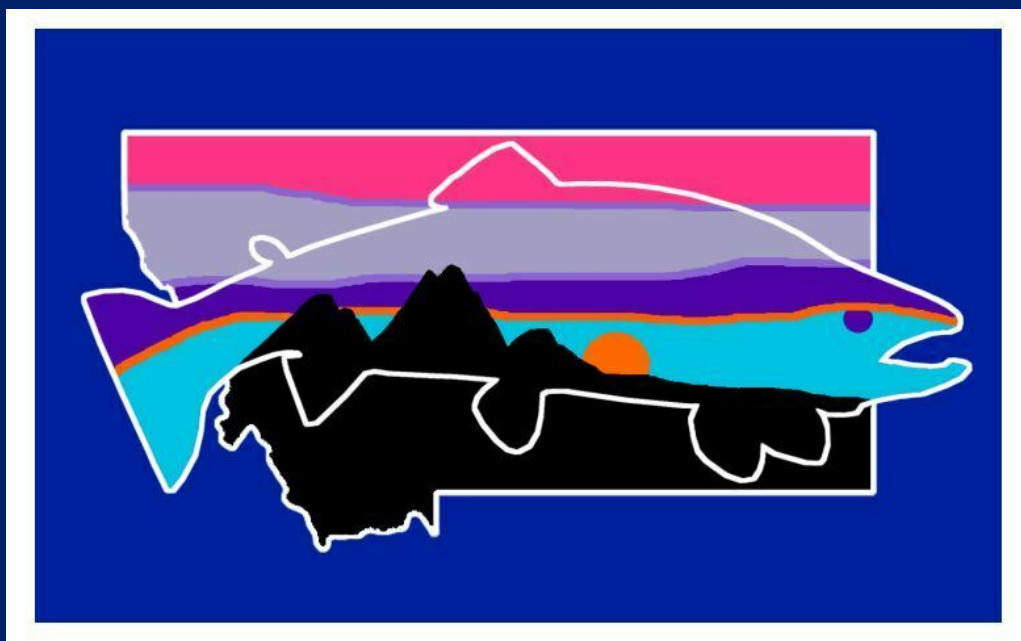


# SALE

## OUTDOOR RETAIL BUSINESS AND REAL ESTATE



**SALE PRICE**

**\$1,100,000**

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**Kyle Schlichenmayer, CCIM**  
406 698 1899



**COLDWELL BANKER**  
**COMMERCIAL**  
CBS

# SALE

## OUTDOOR RETAIL BUSINESS AND REAL ESTATE

### PROPERTY DESCRIPTION

This is an incredible opportunity to own a long-standing, successful outdoor retail business with a loyal customer base and a track record of financial success. The business specializes in selling customized watercraft and related outdoor and water accessories. The business is strategically located, attracting customers from central Montana and Northern Wyoming, and has tremendous potential for growth in online sales. The owner is willing to facilitate a smooth transition to the new buyer, providing training and guidance to ensure a seamless takeover.

The sale includes the business and associated real estate valued at \$1,100,000. Additionally, the current inventory level is \$541,870 and will be sold separately from the purchase price. With an average owner's discretionary earnings of \$213,552 over the past 3 years, and a gross revenue of \$933,975, this business presents a highly profitable prospect for an entrepreneur.

The property features an additional storage building with 6 units that generate an annual income of \$10,800, providing a valuable opportunity for passive income. The property is well-maintained and in excellent condition, with a focus on taking care of necessary repairs and maintenance.

Don't miss out on the opportunity to acquire a highly profitable outdoor retail business, along with the associated real estate. Contact us today to learn more and schedule a viewing.

Additional financial information available for qualified buyers.

### OFFERING SUMMARY

Sale Price:	\$1,100,000
Gross Revenue (3 yr avg):	\$933,975
Owner's Discretionary Earnings (3 yr avg):	\$213,552
Inventory Level (Not included in sale price):	\$541,870
Building Size:	8,060 SF
Lot Size:	36,120 SF
Zoning:	CX - Heavy Commercial

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