

SALE

LET'S GLOW PUTT BUSINESS

1595 Grand Ave Billings, MT 59102



SALE PRICE

\$1,400,000

Nathan Matelich, CCIM

(406) 781-6889

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OFFERING SUMMARY

Building Size:	4,482 SF Leased
FF&E:	\$270,000 Included in asking price
Cash Flow:	\$731,299
Gross Revenue:	\$932,515

KEY FEATURES

1. Unique Attraction: 18-hole mini golf course, meticulously designed & professionally installed.
2. Modern Amenities: All-new arcade machines (fully owned, not leased), party room, & reception desk.
3. Turn Key: \$600,000 invested in the build-out and installation.

Financial Highlights

1. First-year success: \$700,000 net profit.
2. Peak months with over \$100,000 in net profits.
3. Low overhead costs for high-profit potential.

Market Advantages

1. Appeals to a wide demographic: families, children, young adults, and corporate groups.
2. Growing demand for family-focused entertainment.
3. Flexibility to adapt with market trends and seasonal themes.

LOCATION OVERVIEW

An exciting opportunity awaits in Billings, Montana! Let's Glow Putt is the area's only indoor, 3D, blacklight, pirate-themed mini golf course and arcade. This brand-new business spans 4,500 square feet and offers limitless potential for growth in the booming leisure and entertainment industry.

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GROWTH OPPORTUNITIES:

The business is primed for expansion with minimal marketing efforts currently in place. A savvy buyer could implement the following strategies to maximize profitability:

1. Community Engagement:

- *Host corporate events, private parties, and fundraisers.
- *Partner with schools, PTOs, and local organizations for field trips and events.

2. Customer Loyalty Programs:

- *Launch electronic loyalty programs or membership plans (monthly/yearly).
- *Introduce student nights (Billings has 5 high schools and 2 colleges).

3. Expanded Services:

- *Offer beer, wine, and food (high demand from current customers).
- *Develop holiday, summer, or winter camps for children.

4. Franchise Opportunities:

- *Use the established framework to open additional locations or franchise.



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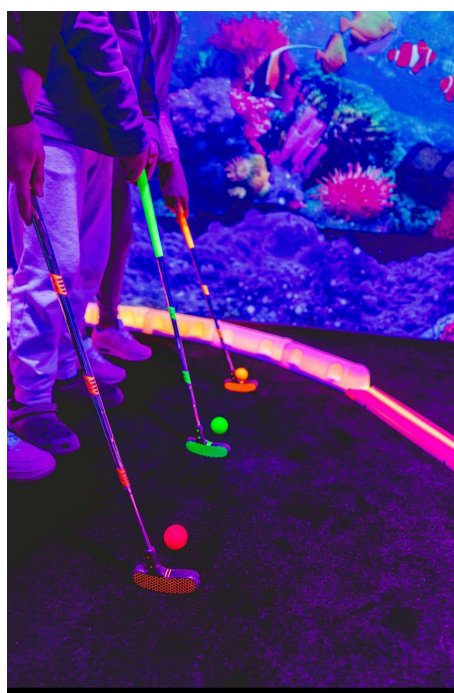
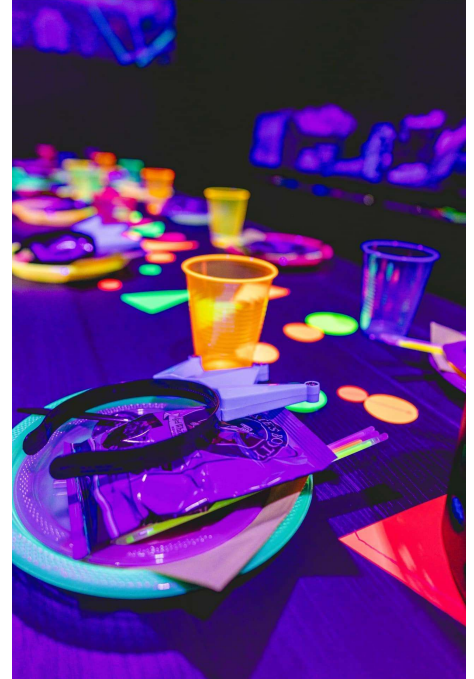


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