

# SALE

## OUTLAWS CAFE & CASINO, HARDIN

Hardin, MT 59034



**SALE PRICE**

**\$325,000**

**Erik Caseres**

(406) 861-4742

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**Ben Linkenhoker**

(406) 369-0815

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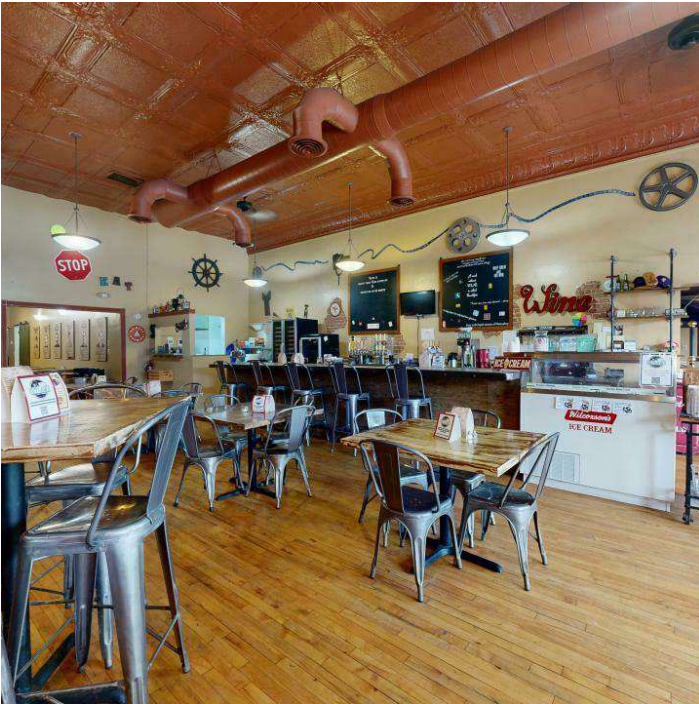
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### LOCATION DESCRIPTION

For Sale: Cafe, Casino, Movie Theater, and Apartment in the Bighorn Basin region of South-Central, Montana

Rare small-town opportunity to own and operate a well-established business and real estate that is a community staple in South-Central, Montana. This investment opportunity consists of multiple streams of revenue including food service, private event movie theater, and gaming machines. With a cozy upstairs apartment, this unique opportunity is perfect for an ambitious entrepreneur that is eager to expand their financial portfolio, a community member looking to serve their friends and family while leveraging multiple revenue streams, or an investor looking to buy an established and reliable business with an on-site manager.

### OFFERING SUMMARY

Sale Price:	\$325,000
Building Size:	12,250 SF

### BUSINESS DESCRIPTION

With over a 4.5 Star rating from nearly 400 reviews, this is the “go-to” place for locals and tourists alike. Tourists travel from all around to one of the many nearby tourist attractions like the Pictograph Caves, Chief Plenty Coups State Park, Little Big-Horn Battle Field, Bighorn Canyon reservoir, and the iconic fishing on the Bighorn River.

Capitalize on significant potential for growth potential in the restaurant and entertainment while taking the revenue a step further by building out a museum or multi-family living quarters in the original back house play stage

NDA required for business assets.

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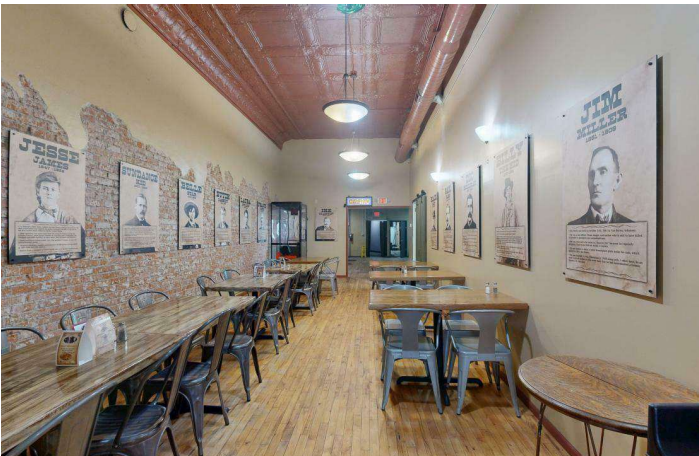
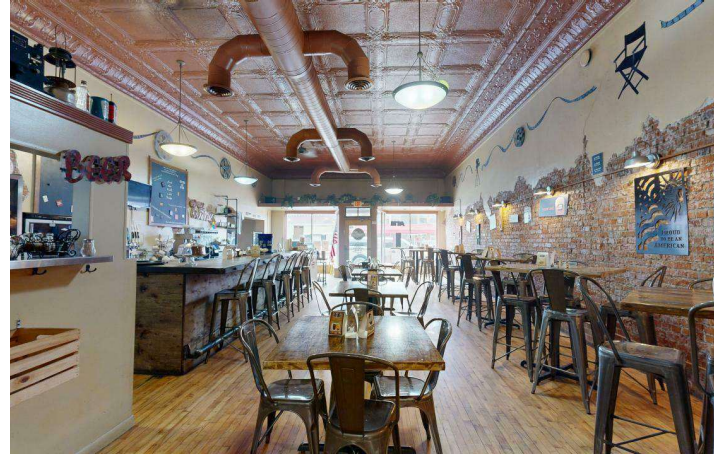
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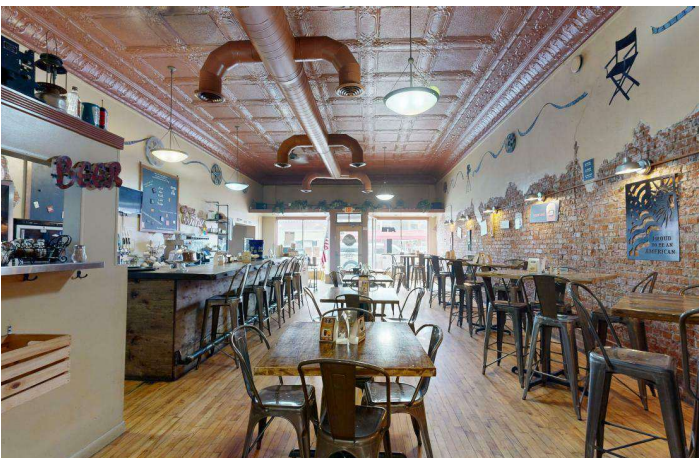
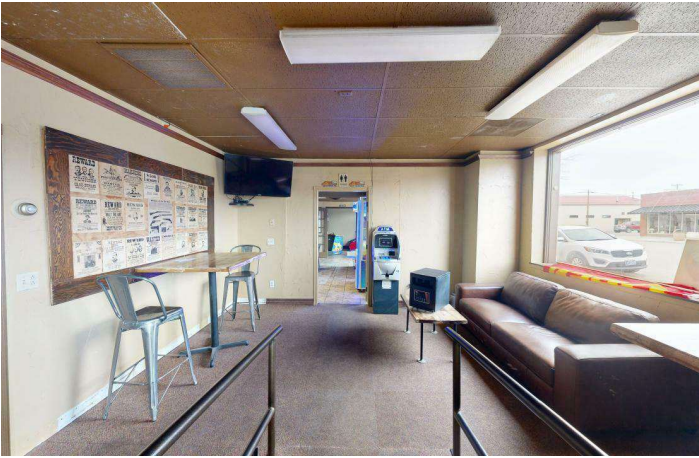
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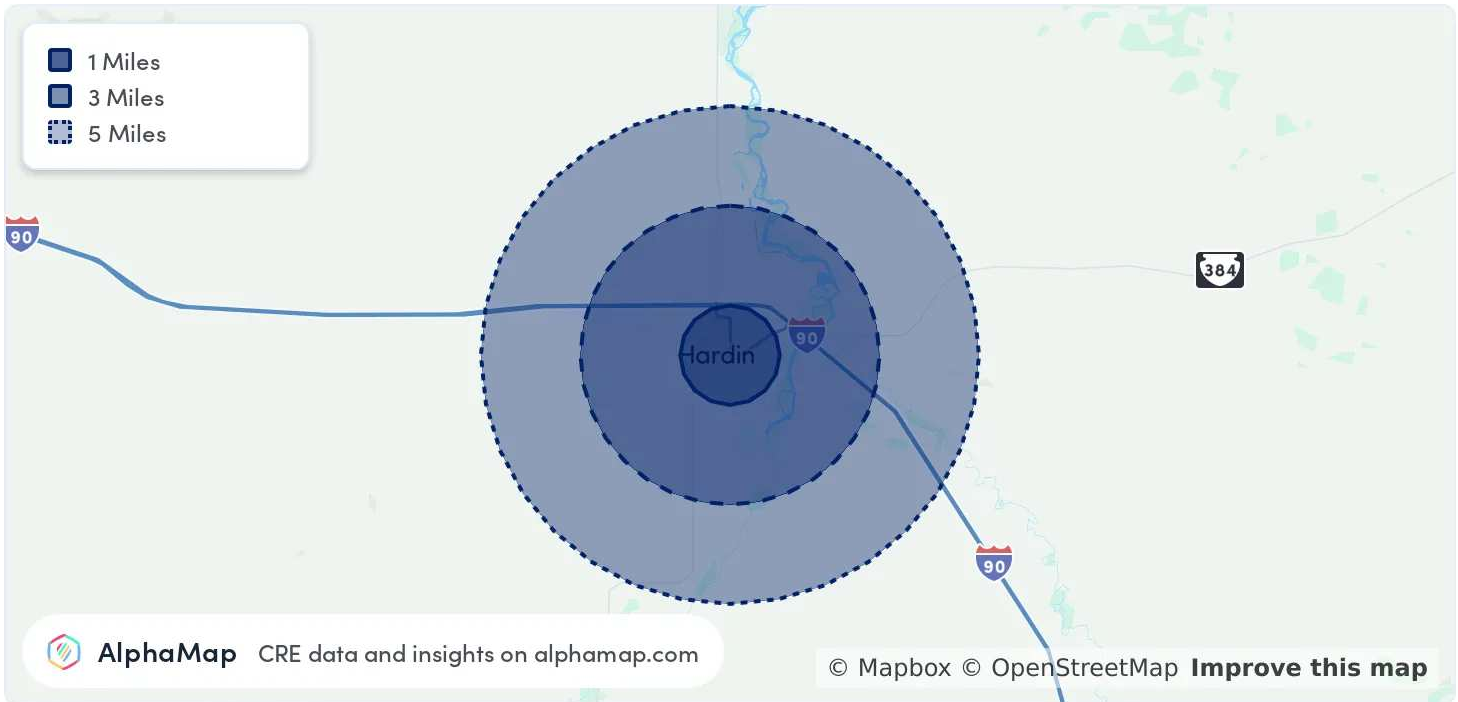
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Outlaws Cafe & Casino, Hardin Hardin, MT 59034



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,432	4,274	4,543
Average Age	36	37	37
Average Age (Male)	35	35	35
Average Age (Female)	38	38	38

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,153	1,432	1,520
Persons per HH	3	3	3
Average HH Income	\$69,354	\$68,814	\$68,907
Average House Value	\$167,054	\$173,668	\$179,553
Per Capita Income	\$23,118	\$22,938	\$22,969

Map and demographics data derived from AlphaMap

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## OUTLAWS CAFE & CASINO, HARDIN

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### ERIK CASERES

Comm Sales Associate

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### PROFESSIONAL BACKGROUND

Strategic Deals. Smart Investments. Transforming CRE & Business Acquisitions.

Erik Caseres worked as a professional in the petroleum industry for 18 years before transitioning into Commercial Real Estate full time. He served in top-level leadership positions within Phillips 66, an organization that consistently ranks within the Fortune 500's top 50 performers. Erik received a Bachelor of Applied Science Degree in Energy Management from Bismarck State College. Throughout his career, Erik became acutely aware of the reality that people are an organization's most important asset. He, therefore, proceeded to adopt a servant-leadership mindset, which consistently produced higher performing teams. Erik's proven track record of managing successful groups resulted in him being hand-selected to administer leadership training to front-line supervisors across multiple states and business units within his former organization.

While still working in the petroleum industry, Erik began to venture into real estate investing. He and his wife, Elyse, purchased their first home at the age of twenty-two. They performed a live-in flip and several years later, traded the home for a house that could better accommodate their growing family. The equity generated from these first homes eventually allowed the couple to purchase a vacation rental which was located just outside of Joshua Tree National Park. The success of this asset prompted the purchase of additional vacation rental properties in tourist markets in Southern Utah and Eastern Montana. Today, Erik's portfolio includes a combination of single-family vacation rental homes as well as long-term rental units in both the single family and multi-family classes. Erik proves to be a huge asset to his clients because he understands the challenges and opportunities of owning and investing in real estate.

Erik made the decision in 2023 to exit the petroleum industry to join Coldwell Banker Commercial CBS. As a former high-ranking member of an organization in the manufacturing industry, coupled with his experience in real estate investing, Erik brings a unique perspective to the Coldwell Banker Commercial team. At CBC, Erik specializes in industrial, manufacturing, business and multifamily transactions including buying, selling, and leasing of commercial real estate.

Erik is a devoted husband and father to six children. Together, the family enjoys visiting National Parks (where their vacation rentals are strategically located) to hike and spend quality time together. Erik and Elyse also homeschool their school-age children and spend a good deal of time shuttling the kids to ballet, rock climbing and the many other after-school classes that the kids are actively involved in.

Erik leverages his background in leadership and his experience in facilitating servant-leadership style training, to ensure that his clients always have a positive experience when conducting any type of commercial real estate transaction. As a result, Erik is the perfect agent

#### CBS

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#### Erik Caseres

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### BEN LINKENHOKER

Comm Sales Associate

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Direct: (406) 369-0815 | Cell: (406) 369-0815

### PROFESSIONAL BACKGROUND

Ben's entrepreneurial spirit is matched only by his commitment to people. He is known for his genuine interest in helping others, a quality that fuels his professional pursuits and is a central part of his career. In his personal life, Ben prioritizes his beautiful wife and two sweet daughters, balancing his love for the outdoors, sports, and family.

Professionally, Ben is a commercial real estate agent, mechanical engineer, versatile entrepreneur, and real estate investor with a diverse background spanning engineering, manufacturing, and business management. Growing up in Hamilton, Montana, Ben developed a passion for hands-on problem-solving and the outdoors, which has shaped both his professional journey and personal life.

While earning his Mechanical Engineering degree from MSU, Ben began his career working for a CNC machine shop, honing his skills in precision manufacturing. Following graduation, he transitioned into the downstream oil industry before moving back to the Gallatin Valley, where he designed high-tech scientific instrumentation. Ben's experience also extends to commercial fishing in Alaska and agriculture as a potato farmer and

In 2018, Ben and his wife Sarah co-founded Unbeaten Path Designs, an E-commerce and CNC machining business, where he applied his technical expertise to create high-quality products while developing a keen understanding of online retail. After a decade of personal real estate investing, Ben discovered his true passion for real estate and chose to outsource his business's manufacturing processes to focus on this new venture. As a commercial real estate agent, Ben is dedicated to helping clients navigate the complexities of the commercial real estate market, leveraging his broad skill set to advise and support those looking to invest, lease, sell, or buy properties.

He is passionate about helping others navigate their own journeys to success while fostering meaningful relationships along the way.

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