

# SALE

## 1 N CLARK ST

1 N Clark St Park City, MT 59063



**SALE PRICE**

**\$189,000**

**Todd Sherman**

(406) 570-8961

[todd@cbcmontana.com](mailto:todd@cbcmontana.com)

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## PROPERTY HIGHLIGHTS

- Prime Location – Established convenience store with gas pumps in the heart of Park City, MT.
- Diverse Inventory – Offers groceries, beverages, tobacco products, and lottery tickets.
- Spacious Layout – 3,000 sq ft of well-organized retail space for efficient operations.
- Trusted by the Community – Long-time owner with a strong, loyal customer base.
- Turnkey Opportunity – Ideal for buyers seeking a stable business with growth potential.

## LOCATION DESCRIPTION

Located in Park City, MT, this well-established convenience store features two gas pumps and a 3,000 sq ft retail space. The store offers a wide variety of groceries, beverages, tobacco products, and lottery tickets, serving as a one-stop shop for locals and travelers alike. With a long-time local owner and a loyal customer base, this business presents a strong opportunity for a new owner to step into a stable and community-supported operation.

## OFFERING SUMMARY

Sale Price:	\$189,000
Lot Size:	32,107 SF
Building Size:	3,000 SF

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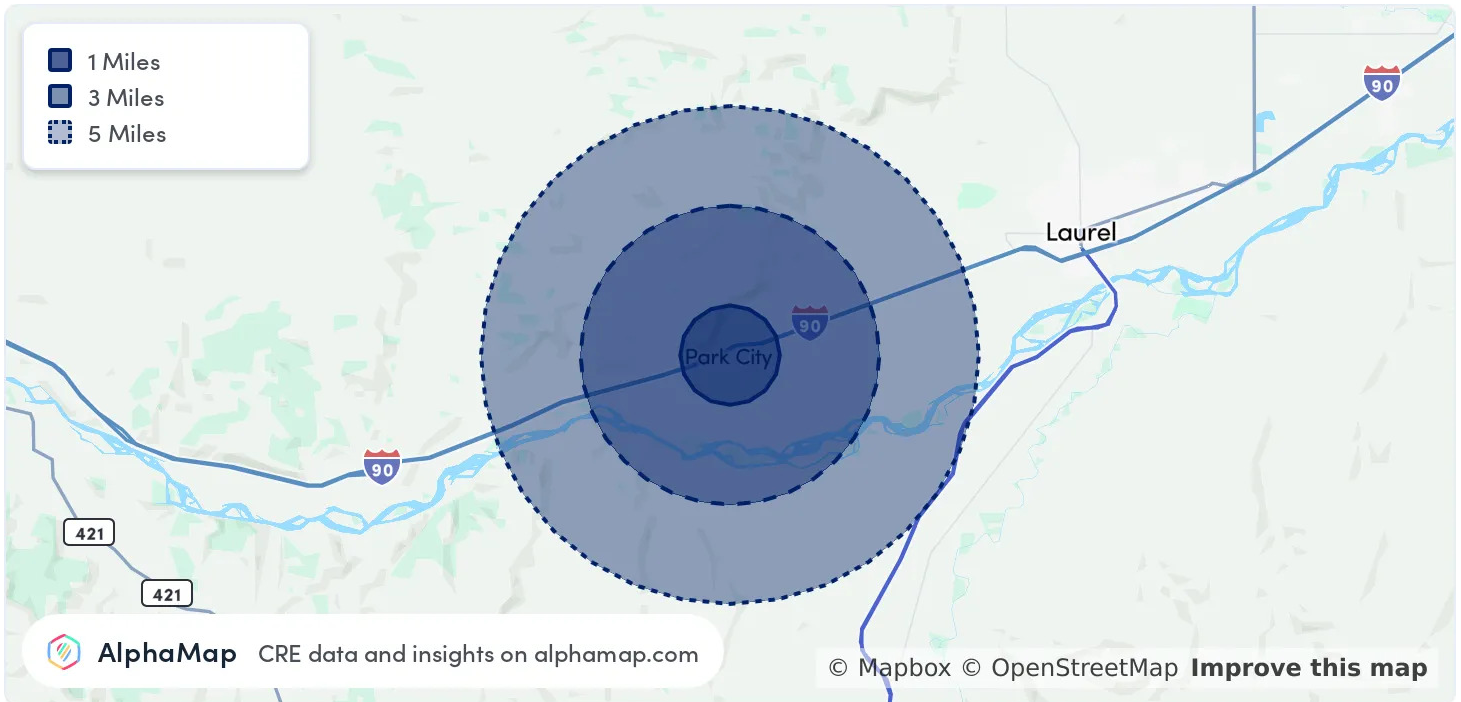


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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,089	2,089	2,904
Average Age	45	45	44
Average Age (Male)	45	45	44
Average Age (Female)	45	45	44

### HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	440	839	1,144
Persons per HH	2.5	2.5	2.5
Average HH Income	\$100,713	\$103,044	\$108,356
Average House Value	\$477,026	\$485,624	\$505,579
Per Capita Income	\$40,285	\$41,217	\$43,342

Map and demographics data derived from AlphaMap

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**TODD SHERMAN**

Commercial Realtor

todd@cbcmontana.com

Direct: (406) 570-8961 | Cell: (406) 570-8961

MT #54530

## PROFESSIONAL BACKGROUND

Todd Sherman is a Licensed Commercial Realtor in Billings, Montana for Coldwell Banker Commercial. Todd has spent his career in the real estate industry throughout Montana helping his clients acquire and sell Businesses, Casinos, Convenience stores, Industrial properties, Land, Mobile-Home parks, Multi-Family, and Retail properties. He also works with Landlords and Tenants to negotiate leases in Industrial, Office, Restaurant, and Retail. His accomplishments include Rookie of the Year, Top Associate Producer of the Year, and Bronze Distinction of Excellence Top 10% of Coldwell Banker Commercial Internationally the last 3 years in a row. Todd graduated from University Of Oregon with a Bachelor of Science in Business Communications.

## EDUCATION

University of Oregon

BS in Business Communications

## MEMBERSHIPS

Todd has been an active member of various trade and civic organizations, including The Big Sky Economic Development Corporation, Chamber of Commerce, Homebuilders Association, Association of Realtors, Downtown Rotary Club, Western States Petroleum Association, Montana Tavern Association, and East Billings Industrial Revitalization Board. He is also the Vice President on the Board of Directors for the nonprofit organization Sustainable Montana. Todd is passionate about what he does, and his enthusiasm for commercial real estate becomes evident very quickly.

**CBS**

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