

# SALE / LEASE

## 201 MAIN STREET - ROUNDUP

201 Main Street - Roundup Roundup, MT 59072



**SALE PRICE**            \$795,000  
**LEASE RATE**         \$700 - 2,400 per month

**Mike Bruschwein**  
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## PROPERTY DESCRIPTION

Three of the four spaces in the building are available and in the process of being built out. The front two-thirds could be split into 3 separate spaces or taken all as one. With high visibility on Main St, the space is perfect for a restaurant, coffee shop or retail use, featuring tall ceilings, original detailing, and strong street presence—ideal for a high-traffic concept. In addition to the building, a beer, wine, and gaming license is also available for purchase, offering a rare opportunity to unlock multiple revenue streams.

These licenses are limited and highly sought-after—perfect for pairing with the restaurant space that anchors the property. The basement offers even more potential, with space that can be remodeled into a one-bedroom apartment—perfect for a live/work setup or additional income. Whether you're a small business owner, restaurateur, or someone who appreciates historic charm with modern functionality, this is a truly unique opportunity to own a cornerstone property at the heart of the community.

## PROPERTY HIGHLIGHTS

- **Versatile Space:** With approximately 3,500 square feet of adaptable space on the main floor and 2,200 sf of basement, it is ideal for a range of uses such as retail, office, coffee shop, or bakery. The current shell condition provides flexibility to build out the space to your needs.
- **Prime Location:** Located on Main St, the building benefits from high foot traffic and excellent visibility. It's surrounded by other thriving businesses, local eateries, and community landmarks.
- **Modern Amenities:** Despite its historic charm, the building has recently been upgraded and is equipped with modern amenities including updated HVAC systems and ample electrical outlets.
- **Historical Significance:** This property is a cornerstone of Roundup's history, offering a unique atmosphere that connects the past with the present. It is not only a space but a part of the local heritage.

## OFFERING SUMMARY

Sale Price:	\$795,000
Lease Rate:	\$700 - 2,400 per month (MG)
Available SF:	480 - 1,233 SF
Building Size:	3,500 SF

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## LEASE INFORMATION

Lease Type:	MG
Total Space:	480 - 1,233 SF

Lease Term:	Negotiable
Lease Rate:	\$700 - \$2,400 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Ste 1	Available	1,233 SF	Modified Gross	\$2,400 per month	-
Ste 2	Available	480 SF	Modified Gross	\$700 per month	-
Ste 3	Available	800 SF	Modified Gross	\$1,300 per month	-

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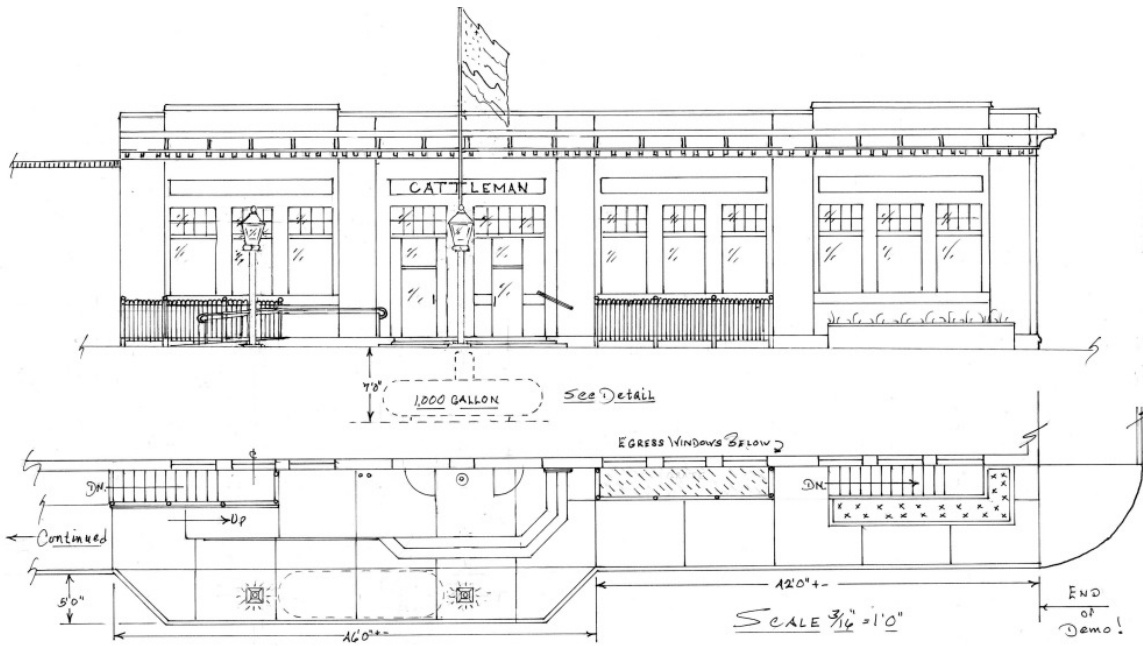
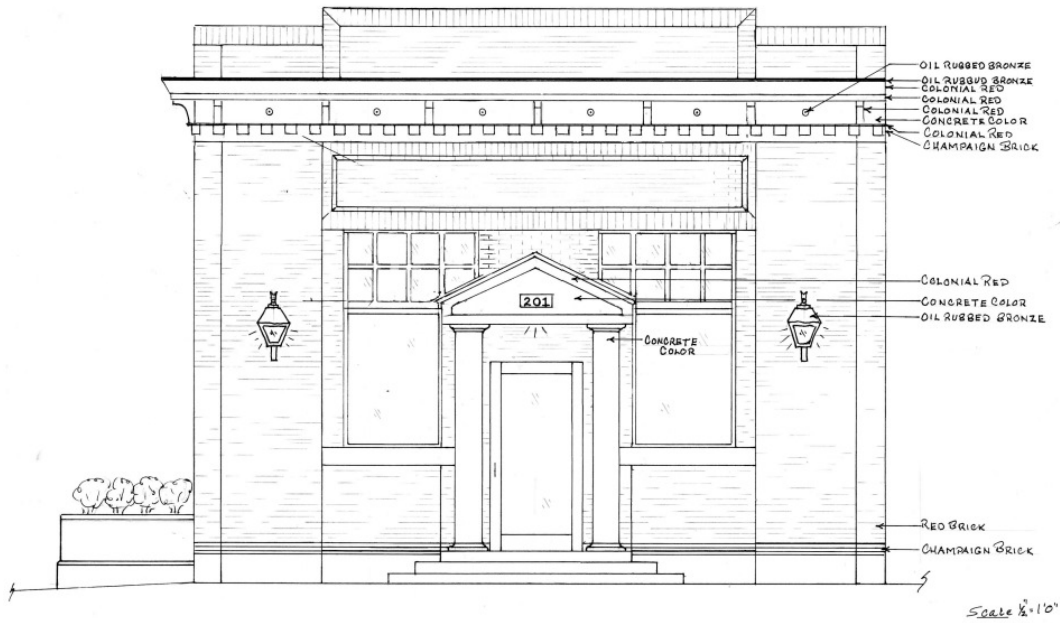


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Google

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### MIKE BRUSCHWEIN

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### PROFESSIONAL BACKGROUND

Mike was born and raised in Billings, Montana and grew up in a large family with 3 brothers and 3 sisters. He attended Billings Central Catholic HS and later received a degree in Biology from the University of Portland. After college he moved to Bozeman and ran analytics in a research lab at Montana State University. He married his wife Madison in 2018 and they decided to move home to Billings. Mike accepted a job at Computers Unlimited where he excelled at customer service and enjoyed assisting and interacting with the company's industrial and medical customers. Mike has always been passionate about the growth of the Billings community and was a long-time member of the Big Brothers Big Sisters of America. In 2018 he received the "Big of the Year" award for his impact as a mentor. He attends church regularly with his family and participates frequently with the young adults group there. Mike loves reading, hiking, skiing, and golfing. His three young children keep him busy when he's not working, and he loves spending time outdoors with his family in all the beautiful seasons that Montana has to offer.

In 2020, Mike ventured into real estate investment, growing his portfolio from one to twelve doors in the first year. Mike specializes in helping clients buy and sell investment grade properties. He has a passion for diving into the intricate details and numbers of each transaction to guarantee his clients achieve exceptional returns. In addition to his expertise in investment properties, Mike specializes in retail and land development. He works with a diverse range of clients, from local businesses to regional and national companies relocating to Montana. Some notable clients that have trusted Mike with their real estate needs include McDonald's, Tractor Supply Co, Dollar General, Borealis Fuels & Logistics, Zply Fiber, Montana Federal Defenders, and Billings Family Eyecare.

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