



PROPERTY DESCRIPTION

For Sale: 9,124 SF restaurant facility located on busy South 24th Street West. This property is situated on 1.34 acres and offers ample parking and great visibility. Near hotels, banking, shopping and other fine dining establishments.

PROPERTY HIGHLIGHTS

- FOR SALE: \$3.1 Million
- 9,124 SF Former Restaurant
- 1.34 Acre Parcel
- Zoned: CMU2
- Approximately 130 parking spaces
- 2021 Taxes: \$25,139.19
- 2021 ADT: 26,435
- Also For Lease \$25-\$35/PSF + NNN

OFFERING SUMMARY

Sale Price:	\$3,100,000
Lot Size:	58,389 SF
Building Size:	9,124 SF

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	3,253	12,824	26,629
Total Population	6,615	25,404	54,997
Average HH Income	\$64,000	\$66,239	\$75,139

Rica Dombrovski

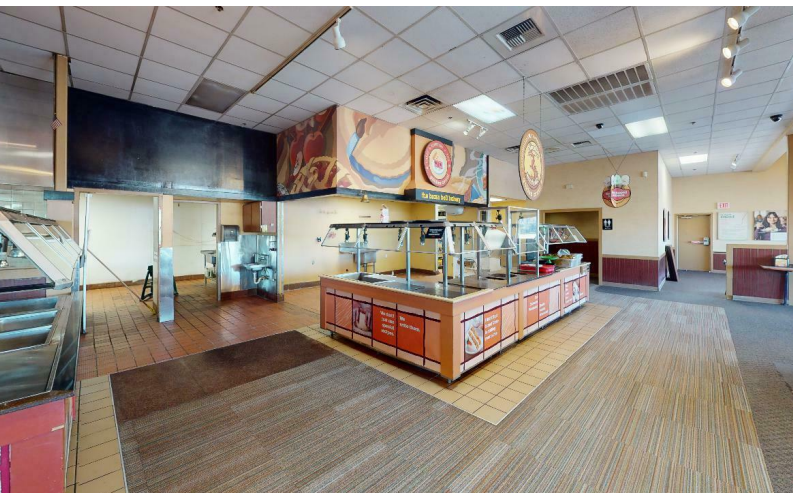
406.794.6896
rica@montanalistings.net



Rob Veltkamp

406.656.2201
rveltkamp@wwdb.org





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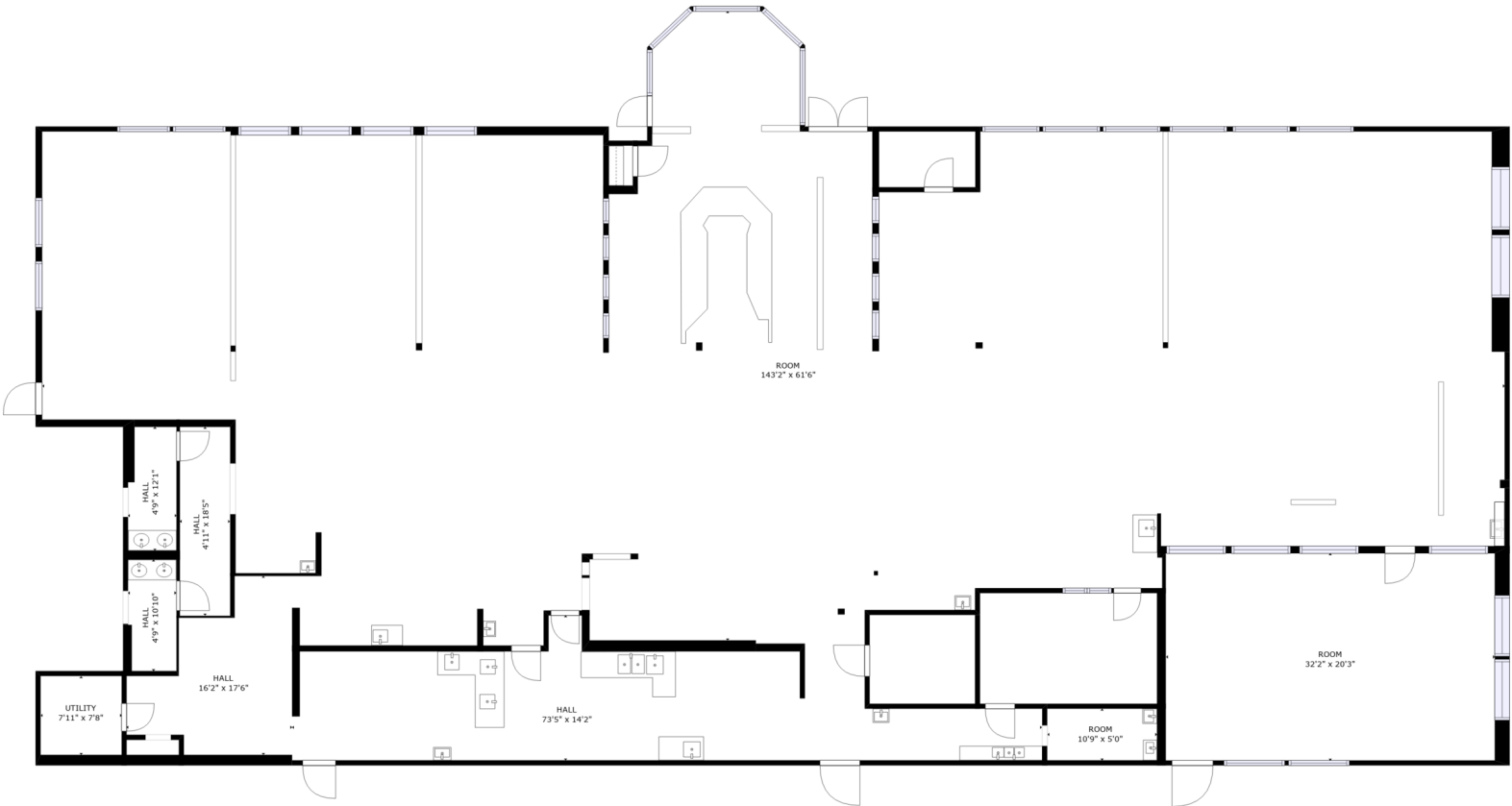


FOR LEASE
ROB VELTKAMP
BROKERAGE
656-2201



360° VIRTUAL TOUR

VIDEO TOUR



GROSS INTERNAL AREA
FLOOR 1: 8656 sq. ft
TOTAL: 8656 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

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