

DOWNTOWN BILLINGS RESTAURANT & BAR FOR SALE 2713 MONTANA AVENUE

- ◆ Restaurant is 6,500 sq. ft. and located at 2713 Montana Avenue
- ◆ Current owner spent \$1 Million to build out restaurant/bar with high end finish
- ◆ Seller has operated her Asian Restaurant in this location for 8+ years
- ◆ Complete furniture, fixture, and equipment package valued at \$200,000
- ◆ Restaurant space leases for \$10,500 per month triple net
- ◆ Sale includes all business assets including All Beverage License with no gaming
- ◆ Great location with good access and parking in covered garage attached
- ◆ Complete turnkey restaurant with huge upside potential for right owner/operator
- ◆ Entire business asset package offered for \$950,000 Cash or New Loan

**Contact Exclusive Listing Broker
Rob Veltkamp Brokerage
406-656-2201 or 406-855-9089**