

Agent Full - No Suppression

6287 Hwy 83 N, Condon, MT 59826

MLS#: **30034112**
Status: **Active**
Recent: **09/20/2024 : New Listing**

Prop Type: **Commercial Sale**
Sub Type: **Building w/Land**

Price: **\$1,100,000**
DOM/CDOM: **0/0**



Unit: Geocode: **04299220202130000**
City Limits: **No** County: **Missoula**
Yr Built: **1975** Subdiv:
Lot Size: **1.66 ac/Public Rec** \$/SqFt: **\$241.55**
72,310 sqft Tot Bldg SqFt: **4,554**

Business Details

Gross Income Range: Occupant Type: **Owner**
Current Use: **Food/Beverage, Other , See Remarks**

Public Remarks

Business opportunity - Bar, Casino, Restaurant, Event center catering, Outdoor patio seating, mini golf, cornhole and horseshoes. Take a look at this well established business. Many updates and improvements. Fantastic food, beverages and fun times with locals and travelers alike. 12 month season for business. Tourist and travelers along with fishermen in summer. Hunters, snowmobilers and fishermen in fall and winter. Includes a 624 sq ft cabin for owner use or rental income. The bar and restaurant has 4554 sq ft of usable and well appointed space. Private room for family dining. Outdoor party tent for catered events. Casino gaming machines located in bar area. Bingo and Karaoke nights, prime rib served weekly all provide for a local favorite establishment. Includes licenses, and future booked events. Inventory is negotiable. Full list of FF&E available. DOT Traffic counts run 1975 vehicles per day in front. Call / Txt Ted Dykstra (406) 249-8345 or your Real Estate Professional.

Interior Features

Interior Feat: **Bar, Beamed Ceilings, High Ceilings, Wired for Sound**
Building Feat: **Living Area, Patio, Security System, Signage**
Appliances:
Flooring: **Laminate, Linoleum** Basement: **Yes, Crawl Space**
Accessibility: Ceiling Height: **8 To 10 Feet**
Window Feat: Green Features:

Exterior Features

Exterior Feat: **Built-in Barbecue, Courtyard, Fire Pit, Sports Court(s)**
Patio/Porch Feat:
Lot Features: **Back Yard, Landscaped, See Remarks**
Parking: **Additional Parking, Circular Driveway, RV Access/Parking**
Construction: **Log** Stories Abv Grnd: **One**
Roof: **Asphalt, Metal** Foundation: **Poured Concrete**
Fencing: **Back Yard, Wood** View: **Mountain(s), Trees/Woods**
Horse Feat: Topography: **Level**
Road Frontage: **State/Federal Hwy** Other Struct:
Road Surface: **Asphalt**
Waterfront: **No** Community Feat:
Water Body: Window Features:
Frontage: Door Size:

Systems & Utilities

Cooling:
Heating: **Electric Baseboard, Propane, Stove - Gas, Stove - Wood** Sewer: **Private Septic**
Water: **Private, Well**
Other Equip: **List Available** Utilities: **See Remarks**
Green Feat:
Irrigation:
Environmental Phase: Radon Feat:
Traffic Count Range: **Under 2,500**
Security Feat: **Fire Alarm, Fire Sprinkler System, Security System Owned, See Remarks**

Legal/Taxes

Assessor #: **0000262400** SID(s) Included: **No** Covenant: **Yes**
Zoning: **/** SID Annual Amt:
School Dist:
Taxes: **\$4,177** SID Est Tot Payoff:
Tax Year: **2024** SID Features:
Legal Desc: **COS # 930 in SW4NW4 of s20-T20N-R16W**
Tax Remarks:

Tax Comments:

Agent/Broker Info

List Office: [Keller Williams Realty Northwest Montana](#)
List Team: [TNT Group](#)
Office Phone: **406-752-4700**
Office Fax: **406-752-9090**
Address: **162 Timberwolf Pkwy, Kalispell, MT 59901**

List Agent: [Ted Dykstra Jr](#)
Contact #: **406-249-8345**
tntreteam@gmail.com
LA License #: **RRE-BRO-LIC-10713**

Showing

Lock Box Desc: Lock Box Loc: Sign On Property: **No**
Showing Requirements: **Agent Must Accompany, Appointment Only, No Lockbox, No Sign, See Remarks**
Showing Instructions: **Showings requested to be Mondays and Tuesdays only between 9AM and 4PM so not to interrupt customers.**
Showing Contact Type: **Showing Service** Showing Name: **Ted** Showing Phone: **406-249-8345**
Directions: **Montana Hwy 83 to Condon. GPS will take you to address. West side of the road.**
Virtual Tour 1:
Virtual Tour 2:



Listing/Contract Info

Owner Name: **Blue Mountain Meadows LLC** Owner Phone: Agent Owned: **No** Land Lease Y/N:
Builder Name: Adjacent Owners: Buyer Financing:
Sellers Pref Title Co: **Fidelity National Title** Listing Service: **Full Service** Buy Fin Closing Entity:
Short Term Rental: Listing Agreement: **Exclusive Right To Sell** Buy Fin Owner Fin % Down:
Orig List Price: **\$1,100,000** Listing Terms: **Cash, Conventional** Buy Fin Owner Fin Tot Pymt:
Financial Info: Occupancy Type: Possession: **Negotiable (Possession)**
Listing Contract Date: **09/20/2024** Expiration Date: **04/30/2025** Under Contract Date:
Close Date: Close Price: Seller Concessions:
Concessions Comments:
Special Listing Conditions: **Standard/None**
Inclusions:
Exclusions:
Documents On File:
Realtor Remarks: **Monday or Tues 9am-4pm showings are requested by seller with appointment in Showing Time or CLA. Business open Weds - Sun. Buyers and their agents have an obligation to conduct due diligence and verify to their satisfaction the information supplied herein regarding this property. This information is provided by outside sources and is deemed reliable but not guaranteed by listing agent or Keller Williams Realty NW MT.**
Add'l Remarks:

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.