

FOR SALE

CLINTON, MT CAMPGROUND



BIG SKY
COUNTRY MLS



REAL ESTATE GROUP

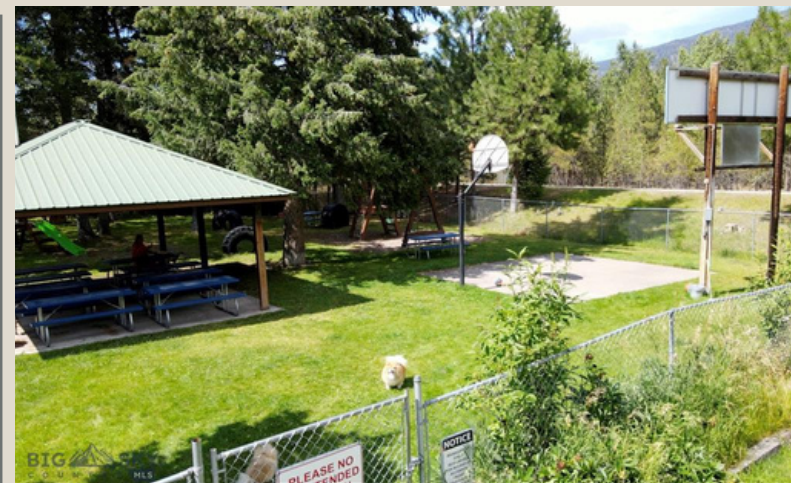
Contact:

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13505 Turah Road
Clinton, MT 59825

\$1,649,000
MLS: 403748

Don't miss this opportunity to own the Turah RV park, store, cabin rentals, tent sites and mini storage! Located just 12 minutes East of Missoula, MT with easy access on and off of I-90. This 6.25 acre property is turnkey and up and running with great revenue. This property has a beautiful setting with mature trees, playground and well maintained common areas. The new owner could live on-site in the 1 bed, 1 bath self-contained apartment or take over one of the many campsites or cabins. Below the apartment and store is a large, unfinished basement for future living spaces or storage. The RV park has 14 pull through sites and 12 back-in sites, 10 tent sites, 6 dry cabin rentals, 19 storage shed rentals and shower/laundry facility. There is an RV dump station located on site, as well as a large propane tank for filling guests and smaller tanks. There is a beer and wine license for the convenience store. Owner financing may be considered with a full price offer or sizeable down payment. Public access to the Clark Fork River is right across the street. Also included in the sale is a John Deere zero turn mower, golf cart and Kubota side by side with plow. Convenience store inventory sells with the property. Showings by appointment only.



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