



## 540 MAIN STREET

Sportsman's Lodge

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Melrose, Montana  
\$1,700,000  
5.37± Acres

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# PROPERTY OVERVIEW

540 Main Street  
Melrose, MT 59743

List Price  
\$1,700,000

Property Type:  
Lodging | RV Park | Campground

540 Main Street presents a rare opportunity to acquire an established hospitality/RV property in Melrose, Montana, located along the iconic Big Hole River corridor. The Sportsman Lodge includes (8) eight lodge rooms, (2) two rental cabins, (17) seventeen full-service RV sites, and (9) nine dry camping spaces, creating a well-balanced hospitality footprint that serves anglers, hunters, and outdoor travelers visiting the Big Hole Valley. The property also includes an on-site residence, offering an owner-operator the ability to live on-site or provide additional housing flexibility.

Situated just off Interstate 15, the location provides convenient year-round access while maintaining a destination-oriented, rural Montana setting. The Sportsman Lodge operates as a well-established hospitality business supported by multiple complementary revenue streams. In addition to lodging and RV accommodations, the business generates income from on-site coin-operated laundry, merchandise sales, and UTV rentals, adding diversity beyond nightly stays. The current owner has also implemented an upgraded check-in system that allows for no-contact reservations, improving operational efficiency and guest convenience. With limited competing inventory in the immediate area and steady demand driven by outdoor recreation and regional travel, the business and real estate together present a compelling investment opportunity in one of Southwest Montana's most established recreational corridors.



540

**SPORTSMAN LODGE**



**MONTANA'S FINEST**  
**FISHING & HUNTING**





# INTERACTIVE LINKS

Street View →



Website →



Video →

**WATCH VIDEO**



*If the video does not load, your PDF viewer may require an update. You can also access the media directly by using the links provided to the left to open them in your browser.*



# PROPERTY DETAILS

540 MAIN STREET  
MELROSE, MT 59743

Property Type	Lodging   RV Park   Campground
Services	Well and Melrose Water & Sewer
Access	Main Street
Nearby & Distances	Butte 32± Minutes - 34± Miles
Zoning	None
Geocodes	01-0781-26-3-23-18-0000 01-0781-26-3-23-17-0000
Year Built	1962
Building Specs	Wood Frame
Total Acreage	5.37± Acres
Lodge Rooms	8
On-Site Rental Cabins	2
Managed Off-Site Rental Cabins	3
Full Services RV Hookups	17
Dry Camp Spots	9
Zoning	None
Access	I-15   Main Street

## Opportunity Highlights



### Diversified Lodging Mix

- Lodge rooms, cabins, full-service RV sites, and dry camping

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### Multiple Revenue Sources

- Lodging, RV stays, coin laundry, merchandise, and UTV rentals

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### Owner Residence Included

- On-site home suitable for owner-operator or management use

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### Efficient Operations

- No-contact check-in system in place

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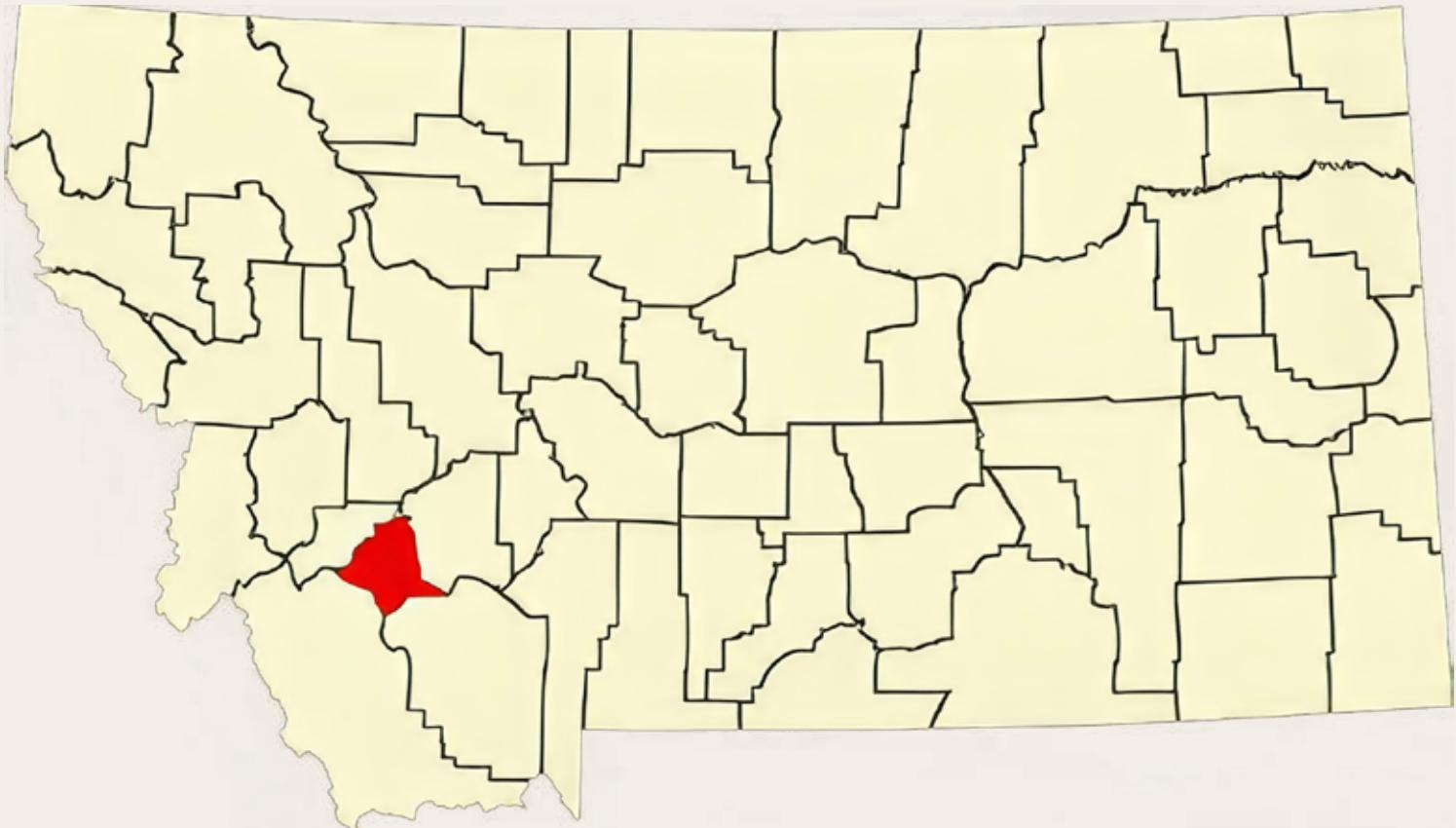
### Premier Outdoor Recreation Area

- Positioned along the Big Hole River, a well-known destination for fishing, hunting, and outdoor recreation

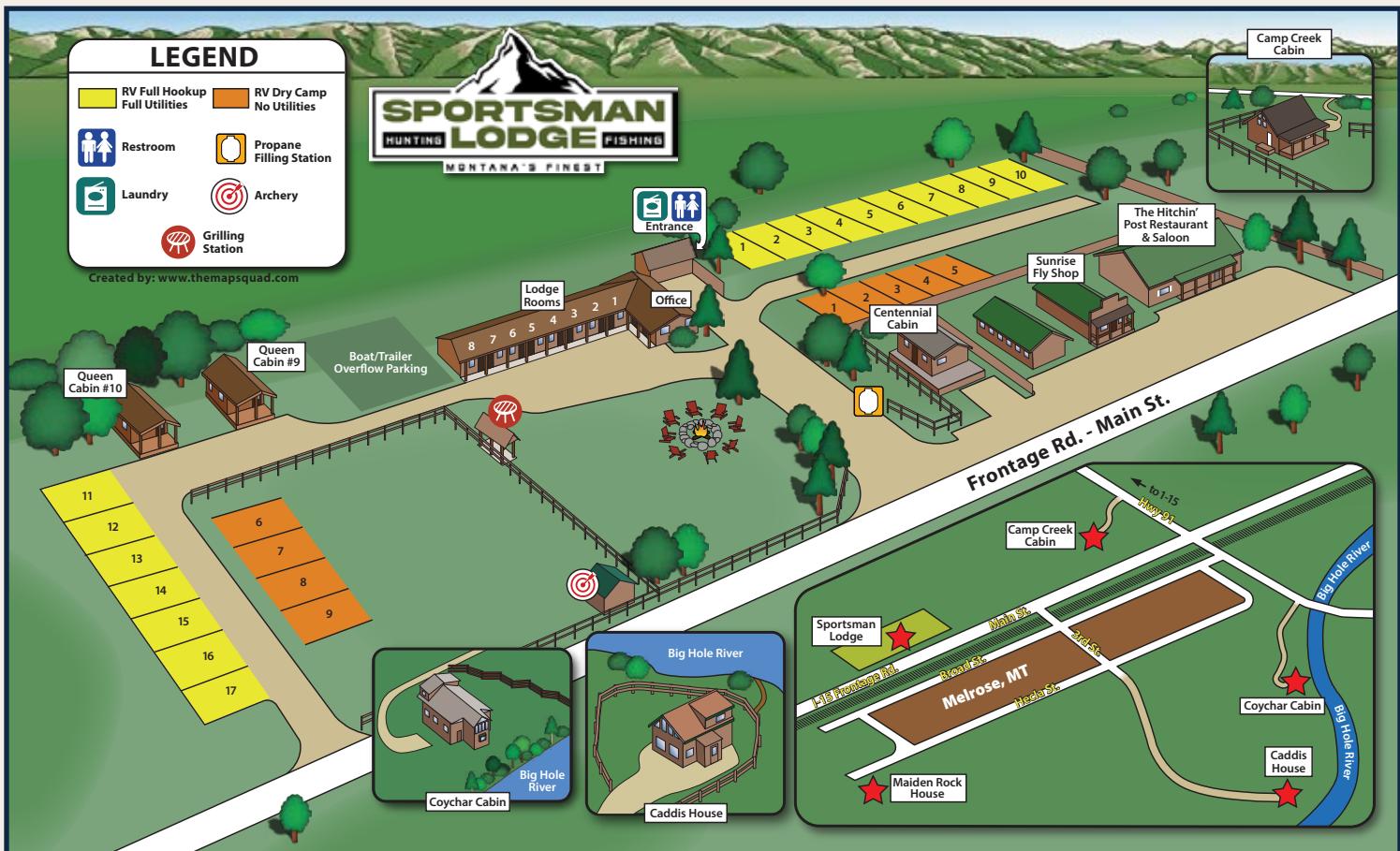


# LOCATION INFORMATION

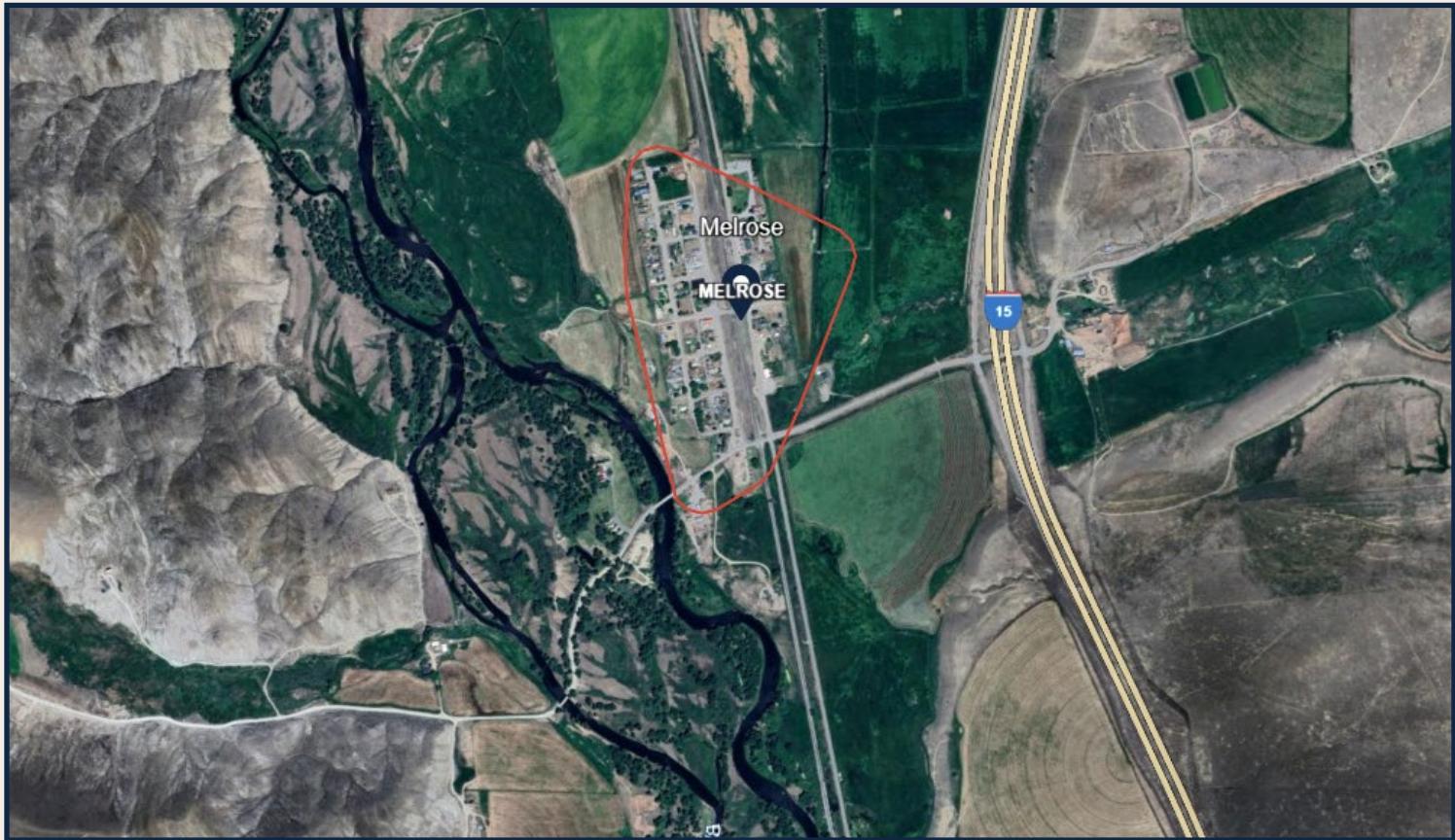
## Section 3



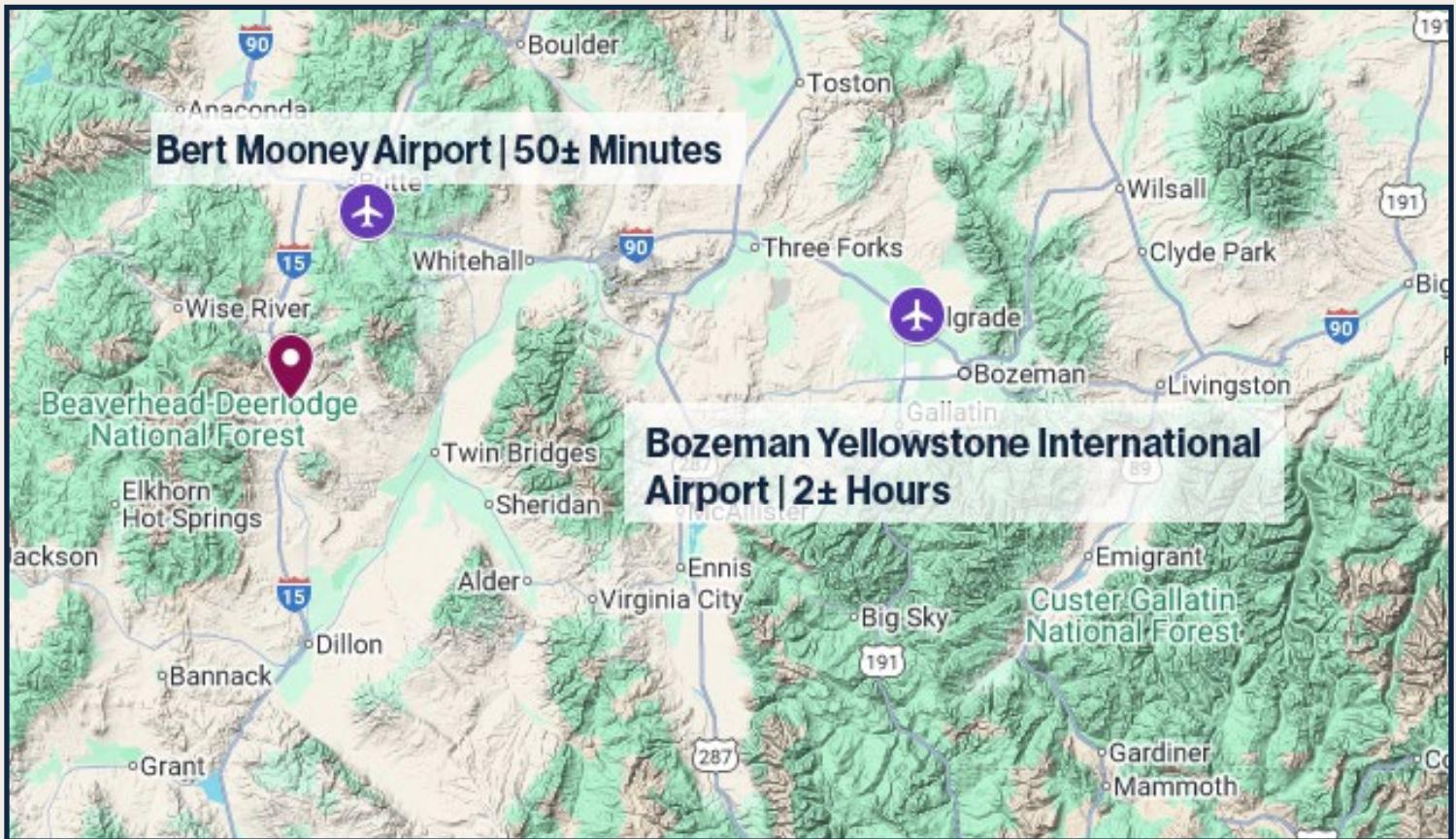
# Plat Map



## Melrose Area Map



## Airports Map



# List Price

\$1,700,000

# Taxes

\$10,110 (2024)



# MEET THE TEAM



## RYAN SPRINGER, CCIM

Ryan Springer brings a disciplined background from his years in the Marines and subsequent supply chain management roles across the Pacific Northwest. Returning to his hometown of Bozeman, he has been managing commercial real estate transactions since 2007, applying his operational expertise and market insight to support clients across a range of asset types.

[rspringer@endstatecommercial.com](mailto:rspringer@endstatecommercial.com) | 406.579.5586



## CASEY ROSE, CCIM

Once a team captain at Rutgers University, a national champion in big-mountain skiing, and a commercial real estate specialist, Casey Rose brings a well-rounded skill set and a strong background in multifamily investment. He applies that same drive and discipline to his work with Endstate Commercial, supporting clients with clear insight and steady execution.

[crose@endstatecommercial.com](mailto:crose@endstatecommercial.com) | 801.703.3801



## DYLAN HARRINGTON

Dylan brings a technical lens to every commercial property he tours, focusing on the systems and structure that define how a space truly performs. His depth of knowledge adds meaningful value to every Endstate Commercial project, ensuring clients receive clear, informed guidance.

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COMMERCIAL PARTNERS



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