

ENDSTATE
COMMERCIAL PARTNERS

540 MAIN
STREET

Sportsman's Lodge

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



Diversified Lodging Mix

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



Multiple Revenue Sources

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



Owner Residence Included

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



Efficient Operations

- No-contact check-in system in place
-



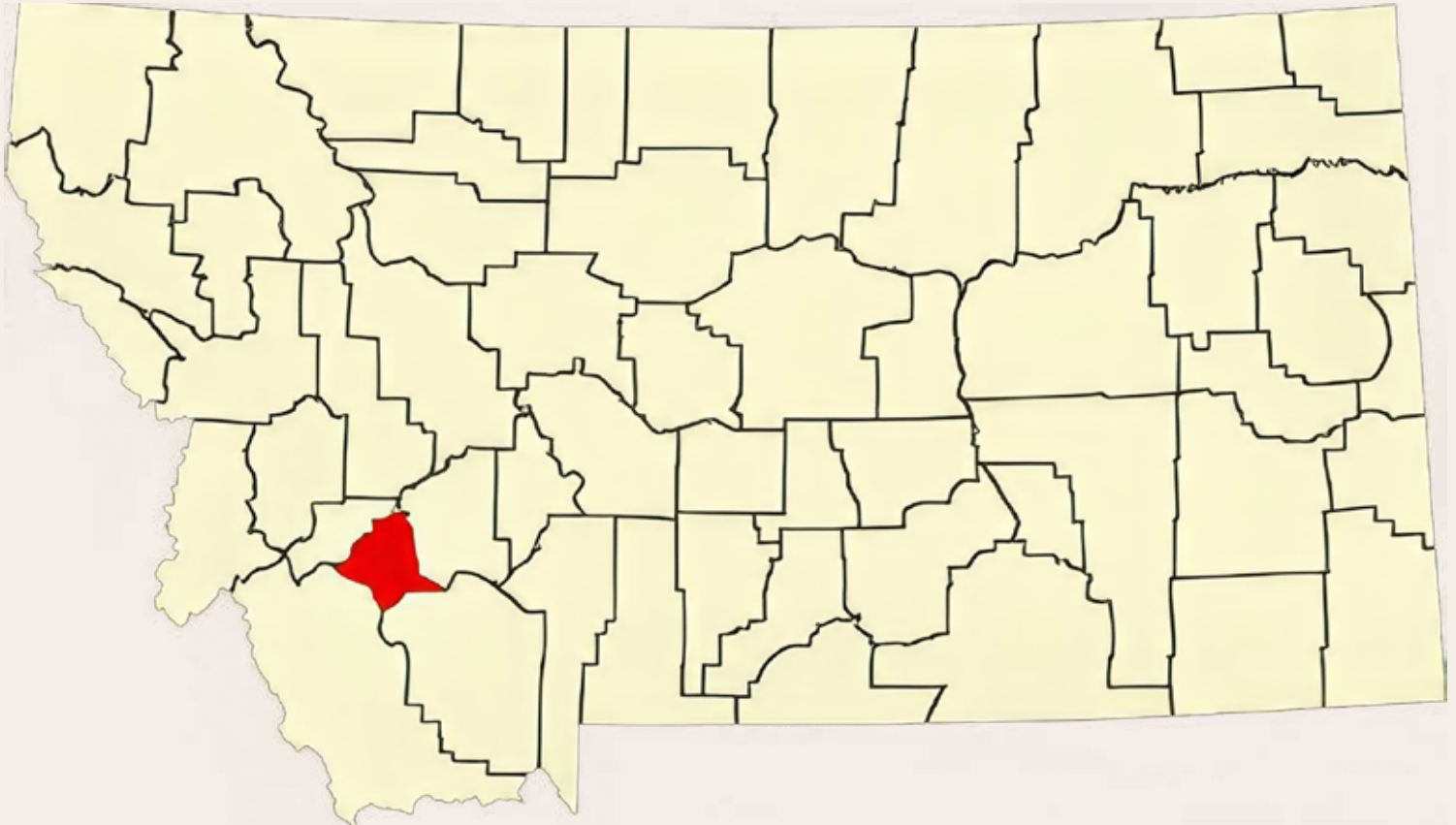
Premier Outdoor Recreation Area

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

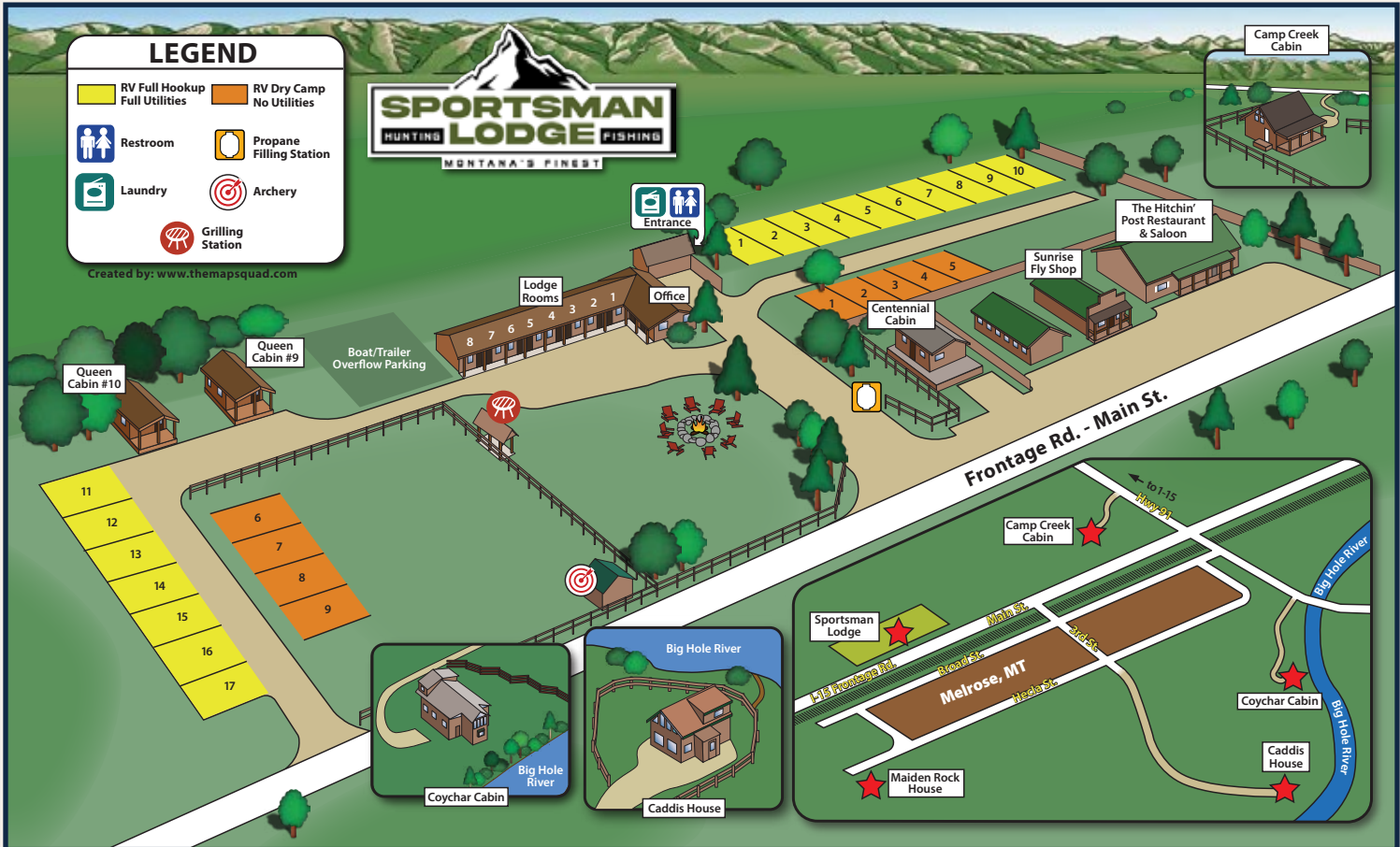


LOCATION INFORMATION

Section 3



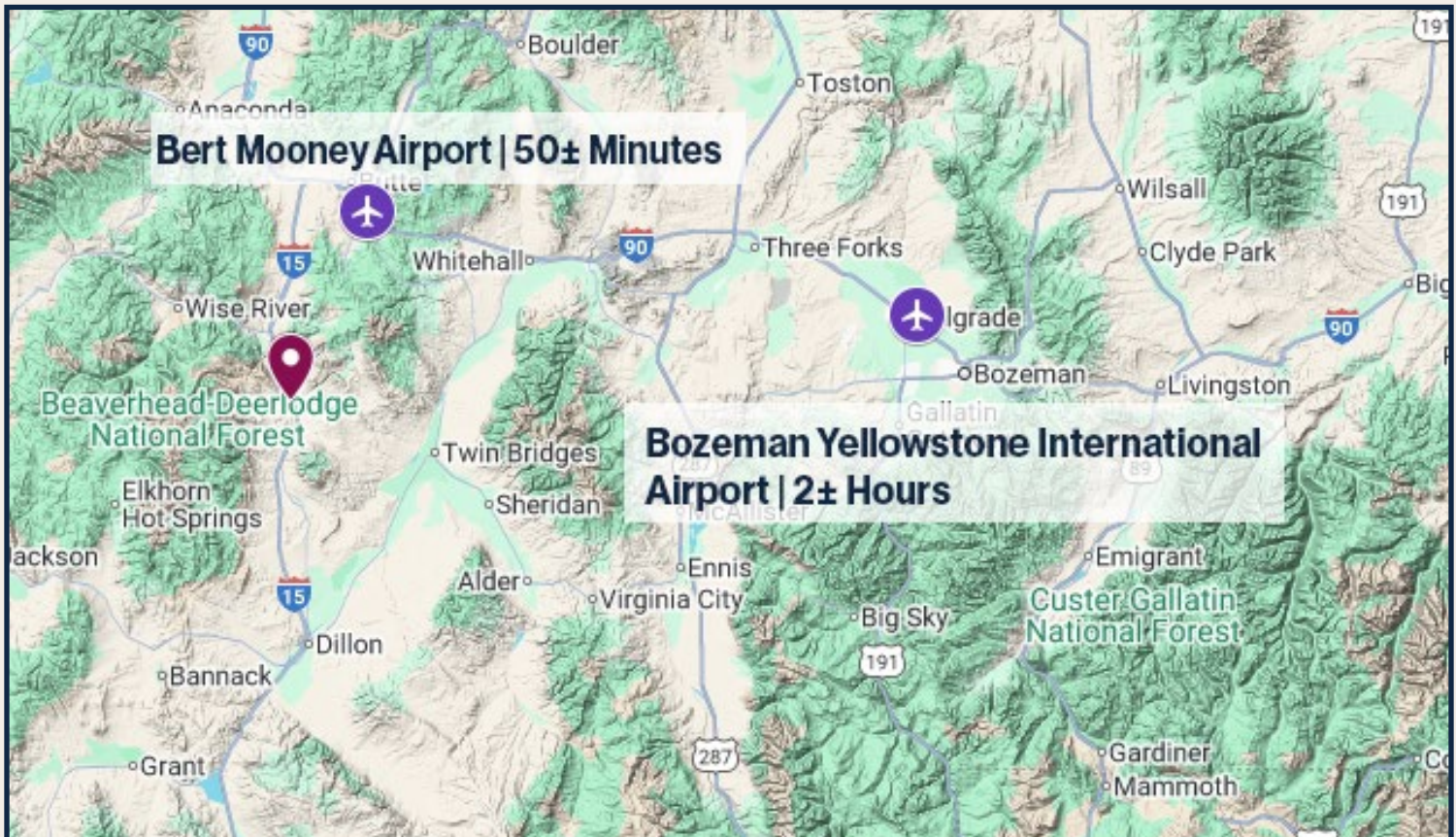
Plat Map



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 | 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 | 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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CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Confidential Offering Memorandum is provided by Endstate Commercial (“Endstate”) solely for your consideration of the opportunity to acquire the commercial property described herein (the “Property”). This CONFIDENTIAL OFFERING MEMORANDUM may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of Endstate. This CONFIDENTIAL OFFERING MEMORANDUM does not constitute or pertain to an offer of a security or an offer of any investment contract. This CONFIDENTIAL OFFERING MEMORANDUM contains descriptive materials, financial information and other data compiled by Endstate for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. Endstate has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon Endstate.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS CONFIDENTIAL OFFERING MEMORANDUM, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from Endstate relating to the Property, whether oral, written or in any other form (collectively, the “Information”), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to Endstate, all or any part of this CONFIDENTIAL OFFERING MEMORANDUM or the Information; (3) upon request by Endstate at any time, you will return and/or certify your complete destruction of all copies of this CONFIDENTIAL OFFERING MEMORANDUM and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless Endstate and the seller of the property, and all of their respective affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CONFIDENTIAL OFFERING MEMORANDUM and/or any other Information concerning the Property; (5) you will not provide this CONFIDENTIAL OFFERING MEMORANDUM or any of the Information to any other party unless you first obtain such party’s acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that Endstate shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.



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