

SALE

153 BIG TIMBER LOOP RD

153 Big Timber Loop Rd Big Timber, MT 59011



SALE PRICE

\$350,000

Mike Bruschwein

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OFFERING SUMMARY

Sale Price:	\$350,000
Building Size:	1,233 SF
Lot Size:	4,095 SF

LOCATION DESCRIPTION

Charming Coffee Haven in Big Timber, MT

Discover the heart of Big Timber with this delightful coffee shop and bakery, a local favorite renowned for its cozy ambiance and exceptional brews and baked goods. Nestled in the heart of Big Timber, this inviting space blends rustic charm with modern comfort, offering a warm retreat for coffee enthusiasts and casual visitors alike.

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- **Prime Location:** Situated in the center of Big Timber's Business Loop, this shop benefits from a high-traffic count from both Hwy 191 and the Main Business Loop running through town.
- **Inviting Atmosphere:** The interior boasts a blend of brand new stainless steel equipment, new display cases full of fresh-baked culinary delights, sweet Wilcoxson's Ice Cream chilling next to it all surrounded by comfortable seating, and tasteful decor that creates a welcoming and relaxed environment.
- **High-Quality Coffee:** Savor expertly crafted espresso drinks, freshly brewed coffee, and a selection of teas, some made from premium, locally sourced ingredients.
- **Delicious Pastries:** Enjoy a variety of freshly baked goods, including muffins, scones, and cookies, sourced from our in-house bakery, Big Al's.
- **Popular Drive-Through:** The shop features a very accessible drive-through window that currently benefits from the building's location along the two thorough-fares and will further benefit from the currently-under-construction Auto Service Center being built across Busha St. and the Whiskey Storage and Tasting Facility being built by Cole Houser of Yellowstone one (1) block away.
- **Charming Outdoor Seating:** Relax on the quaint outdoor patio, perfect for enjoying a morning coffee or an afternoon treat.
- **Size & Layout:** Spacious with ample room for seating, including options for small groups and intimate gatherings.
- **Equipment:** Fully equipped with high-end coffee machines, grinders, brewing equipment, stainless sinks, cold storage, and a fully assembly of baking equipment/tools, as well. Much of the equipment is < 1-yr old.
- **Opportunities:** Potential for growth with expanded menu options, special events, or community partnerships.
- **Building SF:** 1,233 sqft
- **Land SF:** 4,095 sqft
- **Other:** Asphalt was placed around the building in June 2024. Current owners have owned the business/building for one year. Ample training for a new owner offered. No seller financing. Inventory to be counted just prior to sale and will be in addition to sales price. NDA required for financials.

This coffee shop is not just a business; it's a beloved part of the Big Timber community. Whether you're an entrepreneur looking to own a piece of Montana charm or an investor seeking a thriving local gem, this coffee shop offers an exceptional opportunity to blend business with pleasure.

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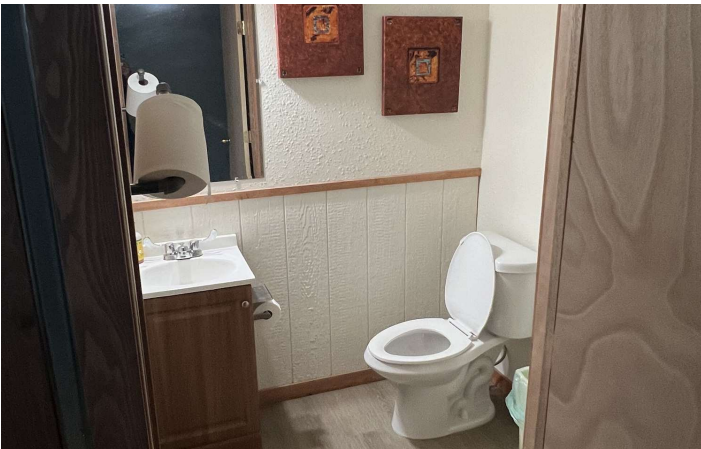


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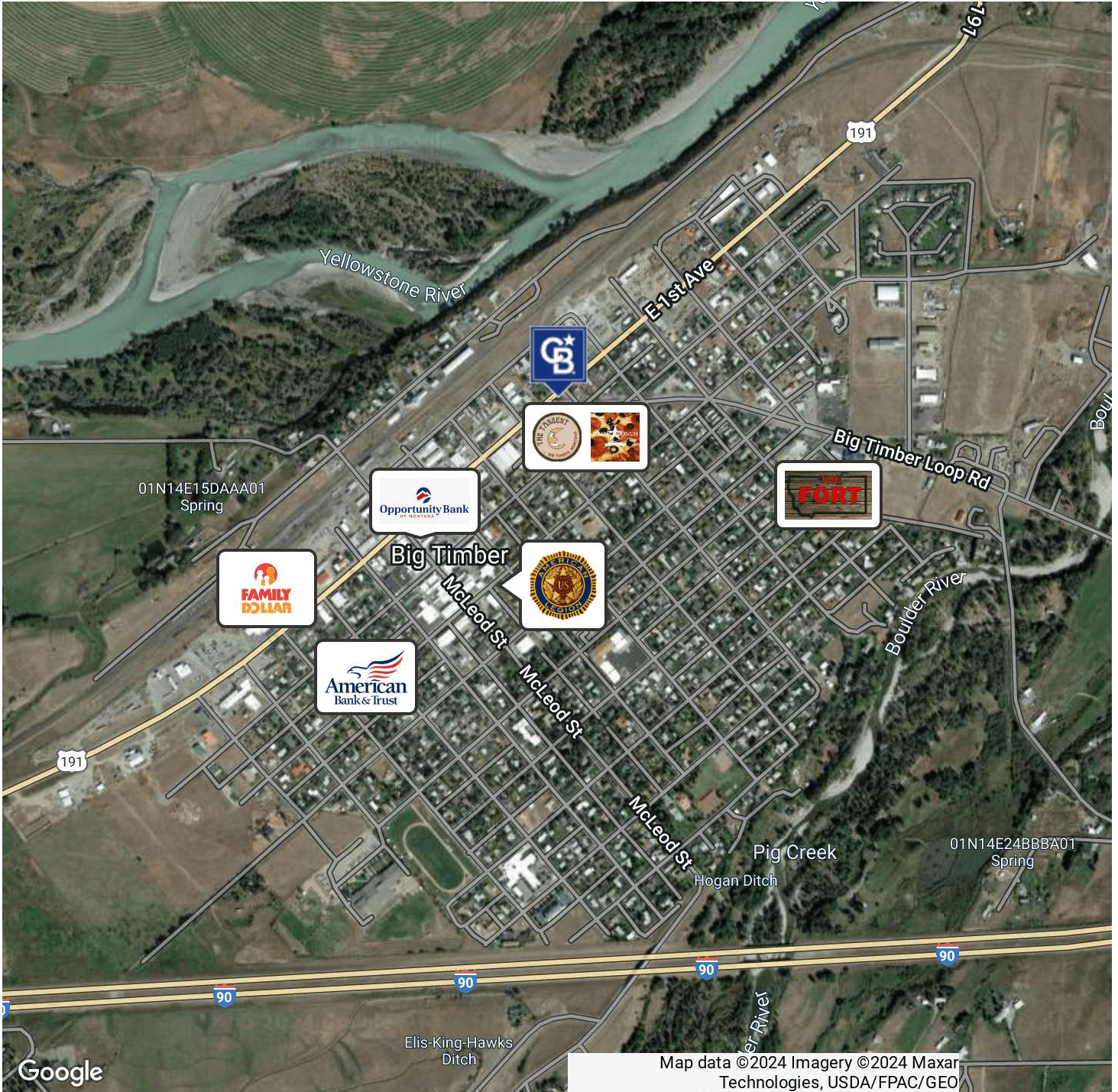


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MIKE BRUSCHWEIN

Comm Sales Associate

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PROFESSIONAL BACKGROUND

Mike was born and raised in Billings, Montana and grew up in a large family with 3 brothers and 3 sisters. He attended Billings Central Catholic HS and later received a degree in Biology from the University of Portland. After college he moved to Bozeman and ran analytics in a research lab at Montana State University. He married his wife Madison in 2018 and they decided to move home to Billings. Mike accepted a job at Computers Unlimited where he excelled at customer service and enjoyed assisting and interacting with the company's industrial and medical customers. Mike has always been passionate about the growth of the Billings community and was a long-time member of the Big Brothers Big Sisters of America. In 2018 he received the "Big of the Year" award for his impact as a mentor. He attends church regularly with his family and participates frequently with the young adults group there. Mike loves reading, hiking, skiing, and golfing. His three young children keep him busy when he's not working, and he loves spending time outdoors with his family in all the beautiful seasons that Montana has to offer.

In 2020, Mike ventured into real estate investment, growing his portfolio from one to twelve doors in the first year. Mike specializes in helping clients buy and sell investment grade properties. He has a passion for diving into the intricate details and numbers of each transaction to guarantee his clients achieve exceptional returns. In addition to his expertise in investment properties, Mike specializes in retail and land development. He works with a diverse range of clients, from local businesses to regional and national companies relocating to Montana. Some notable clients that have trusted Mike with their real estate needs include McDonald's, Tractor Supply Co, Dollar General, Borealis Fuels & Logistics, Ziplly Fiber, Montana Federal Defenders, and Billings Family Eyecare.

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