



104 Jefferson Street, Harrison MT

Live/Work Opportunity with Profitable Business & Loyal Customer Base

Pub Amenities

- Multiple Tables and Bar Seating for Comfortable Entertainment
- Outdoor Seating for those Summer Time Days
- Rest Rooms
- 4 Gambling Machines with a 60 Owner/ 40 Vender Split, Vender Pays the Taxes
- ATM, Juke Box also Provides Passive Income
- Multiple Televisions for the Sports Fans
- 8 Keg orators, Operates Under Beer & Wine License
- Full Commercial Kitchen Including: 2 Freezers, Pizza Oven, 2 Fryers, Grill & More
- 10x10 Cooler
- Turn-Key Pub offers Immediate Income Potential
- Ample Parking

Attached Apartment

- Great Natural Lighting in this 1230+/-sf ADU
- 3 Bedrooms, 1 Conforming & 2 Non-Conforming without Closets
- Spacious Full Bathroom w/ Linen Closet
- Full Kitchen: Double Oven Range, Refrigerator, Dishwasher
- Island Bar Seating
- Washer & Dryer
- RV Parking with Power

General Information

- New Construction 2460+/- sf Building on 3 city lots
- Slab on Grade Construction
- A/C & Heating Minisplit in both Pub and Apartment
- Propane Power
- Private Shared Well
- Updates on Community Septic System to Begin 2026
- Daily Traffic Count 3060-3690
- Hub for Great Outdoor Recreation from Boating, Fishing, Hunting to Soaking in Hot Springs
- Historical Towns Near By
- NDA required for Release of Financials

Food, Fun and Great Possibilities Await You!!

