

CORDER

AND ASSOCIATES, LLC



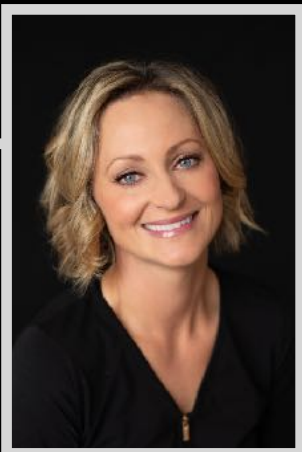
The Alibi Lounge

239 Main St., Shelby, MT 59474

Offered at \$400,000

Presented Exclusively by
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Property Information

Lot Size: 0.145 acres

Taxes: \$3,722.21 (2022)

Year Built: 1923

Legal: SHELBY SECOND ADD, S27, T32 N, R02 W, BLOCK 012, LOT 016, 70 X 90' OF LTS 16 & 17 EXCEPT SOUTH 15' OF LOT 16

Square Feet: 2,970 (Bar); 1,700 (Restaurant)

HVAC: Forced air gas; Central air conditioning

Licenses: Liquor license with approval from State of Montana

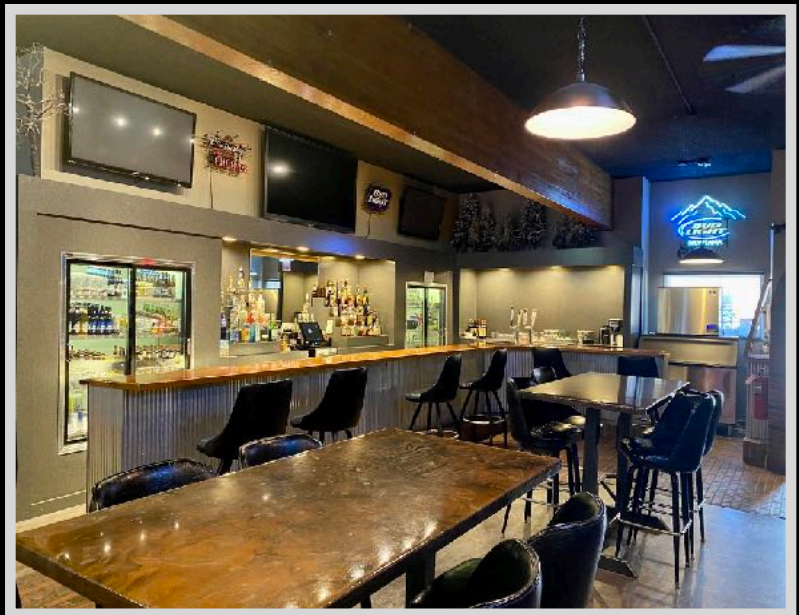
Equipment Included: Furnishings, decor, appliances, inventory, Blink wireless camera system (8), water softener

Leases: Corner beauty shop rented out month to month at \$450/mo

Executive Summary

Come on in and enjoy the air conditioning on a hot summer's day! The drinks are cold, and the food is hot. The Alibi Lounge and restaurant is a turn-key establishment meticulously kept up by current owners. The clean business features a corrugated wrapped bar in the lounge and warm lighting and welcoming décor in the restaurant dining space. The eye-catching arched doorways elevate any weary spirit and are a timeless symbol of celebrating success and stability! A full liquor license accompanies the sale. The Alibi is situated on Main Street of Shelby, Montana where travelers pass through looking for a resting point to grab some food. Located next to the Alibi Lounge is a beauty shop on the corner that is connected and is part of the property. The beauty shop has been rented by the same tenant for numerous years. This rental income is currently at \$450/month. Essentially everything is included in the sale such as furnishing, the inventory, the appliances, and the décor. Starting out on a new venture? This place

has you covered! With books that can back it up. Come down to the Alibi and let your vision of owning a successful business come alive!





Local Area

Shelby, MT is in north-central Montana and is the county seat for Toole County. Just 30 miles south of the Canadian border and 80 miles east of the infamous Glacier National Park, it lies at the intersection of Interstate I-15 giving quick access to north and south destinations, and Highway 2 giving quick access to east and west destinations. The tracks of the Burlington Northern/Santa Fe pass through and link Chicago to Seattle. What once was a cattle town is now home to agriculture and oil. Life in Shelby is full of recreation and memory-making. Be sure to visit the Carousel Rest Area which features a restored 1936 merry-go-round. Swing some clubs at the Marias Valley Golf and Country Club while taking in views of the Marias River.



Area Attractions

Tiber Dam-Lake Elwell

Hidden away like a prize just east of Shelby, Montana lies a versatile recreational area that provides a place to make golden memories and enjoy Montana scenery and leisure. Tiber Dam-Lake Elwell boasts year-round angling for Walleye, Northern and Sauger Pike, native Trout, Ling, Perch, and others. Try out bow fishing for carp that frequently exceed 20 pounds! Along with many campgrounds and picnicking areas, there are over 178 miles of shoreline to appease swimmers and boaters alike. Five well-maintained boat ramps make it convenient and easy to get your boat in the water. Take in the spectacular windblown sandstone formations and one of the largest earthen dikes in the world over three miles long! Relish in the surrounding area's excellent hunting for Mule and White-Tailed deer, antelope, upland game birds, waterfowl, and varmints. Birdwatching is a popular activity as well. Experience some of Montana's best at the Tiber Dam-Lake Elwell marina!



Fishing the Marias River

The Marias River gently meanders for more than 60 miles through the rolling prairie before it spills into Lake Elwell. It is marked by the soft shale and sandstone bluffs that flank the river. Both cold water and warm water species can be found here, but it is primarily a warm water fishery near Tiber Reservoir. Walleye is the most abundant game fish, and every summer, there is a fishing tournament to declare the best fisherman. Walleye use the upper portion of the Marias for spawning thus the population remains in the river throughout the summer. Cold-water game fish such as Rainbow Trout and mountain whitefish inhabit this portion of the Marias but are lower in numbers. Northern pike, yellow perch, and burbot are other fish species that anglers seek. The non-game fish that inhabit these waters include common carp, Flathead chub, lake chub, emerald shiner, fathead minnow, longnose dace, and Rocky Mountain sculpin.

Sweet Grass Hills

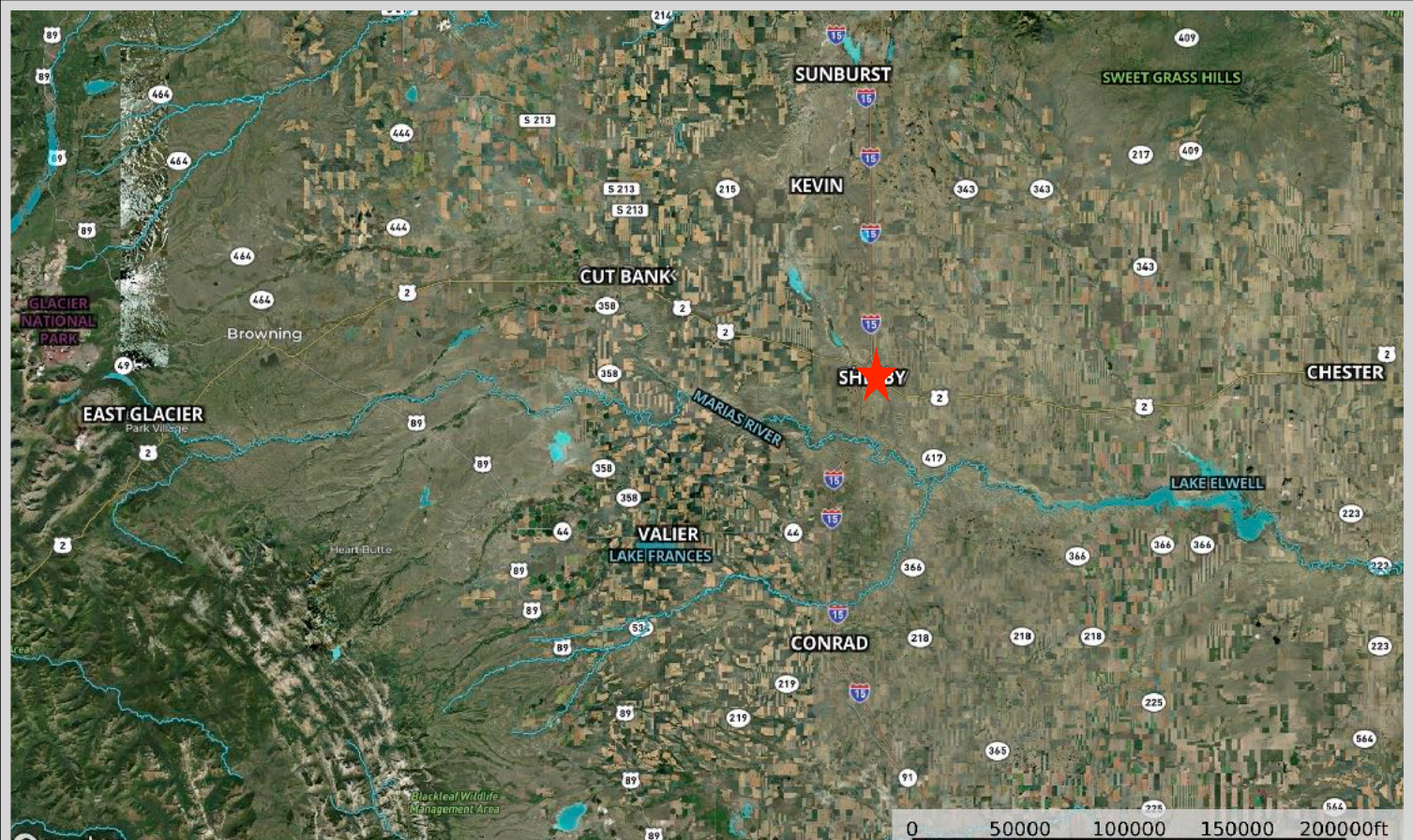
Located in north-central Montana along the Canadian border, the Sweet Grass Hills are an isolated mountain range that invites hiking and wildlife viewing of deer, antelope, elk, fox, golden eagles, and grouse! The Sweet Grass Hills are comprised of three buttes: the West Butte, Middle Butte, and East Butte. Hardly hills, these towering peaks reach 3,000' in elevation! The Hills are a result of igneous activity that occurred about 50 million years ago. Take the Sweet Grass Hills Backcountry Drive for 66 miles of remote and unique scenery.

Fishing and Hunting the Rocky Mountain Front

This area is home to the Rocky Mountain Front where wildlife and fish species are more diverse than any other state. The ideal habitat sees grizzly and black bears, elk, mule, and white-tailed deer, and antelope. The drainages and foothills provide cover, coulees, and water for superb mule and white-tailed deer hunting. The area offers some of the most prime bow hunting for white-tailed hunting in the entire state.

The waters in the lakes, ponds, rivers, and streams attract waterfowl species as they migrate along two routes in this area. Expect to see ducks, geese, and swans. Commonly hunted are pheasants, Hungarian Partridge, and sharp-tailed grouse. Upland game birds such as Rough Grouse, Blue Grouse, and Spruce Grouse can be found on National Forest land.

Property Maps



The information is provided by outside sources and deemed reliable but not guaranteed by the brokerage firm, its agents or representatives. Buyers and their agents are encouraged to conduct due diligence, and verify to their satisfaction, the information contained herein regarding property.