




**GREEN & GREEN**  
REALTY ASSOCIATES

62 S. Last Chance Gulch, Suite C, Helena, MT 59601  
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# C-Store & Motel for Sale

## COMMERCIAL - FOR SALE

**ADDRESS:** 1 Jackson Creek Rd  
Clancy/Montana City MT 59634

**Contact Info:** Randall Green   
406.594.1547  
Tyler Warne  
406-465-9936

**Building Name: Montana City C-Store and Elkhorn Mountain Inn (Motel)**

**Price:** Call Listing Office

**Annual Aver. Fuel Sales =** More than 1.3M Gallons

**C-Store:** 5.39 acres (234,788 sf)

**Motel:** 2 acres (87,120 sf)

**Sewer:** 2 septic systems

**Water:** 2 wells

**Zone:** County General Commercial

**Use:** Convenience Store, Fuel Station, Motel

### Buildings

**C-Store:**

4,517 sf (finished)

975 sf (basement storage)

built in 1978. Remodeled in 1996

**Motel:**

11,426 sf finished (2 levels)

Built in 1995

22 rooms

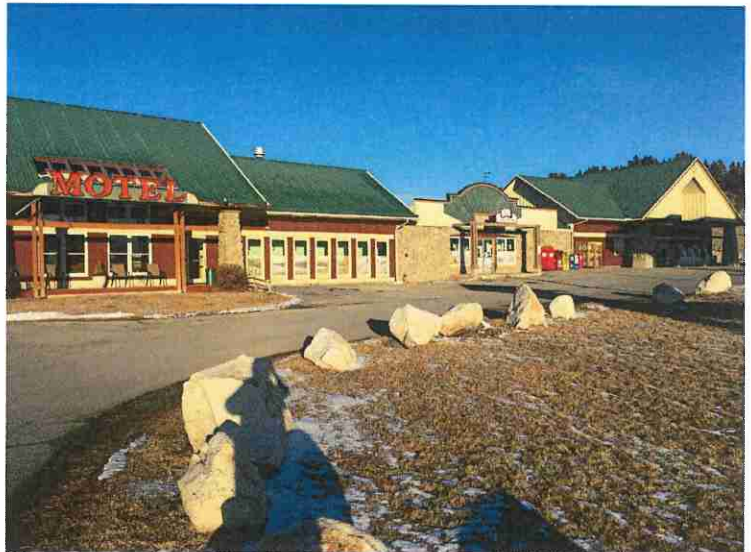
**Parking:** ADA Parking Adequate

### **For Showings:**

Call Listing office 406.594.1547 or 406.465.9936

Please send NDA for financials to:

[randall@greenandgreen.biz](mailto:randall@greenandgreen.biz)



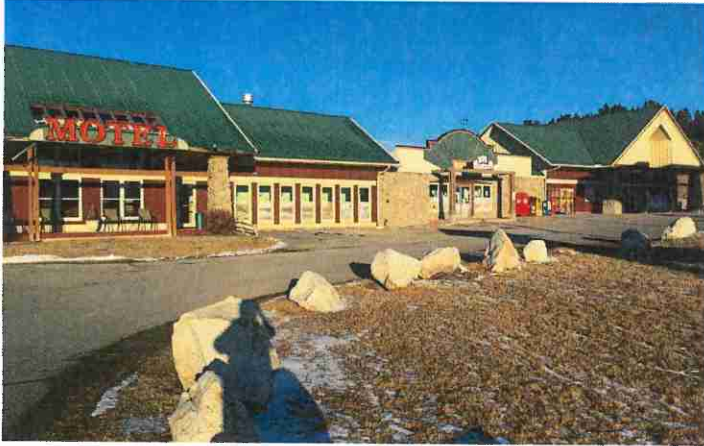
### **LOCATION:**

On the Traffic Circle in Montana City, Montana. Just off the I-15 Interstate Interchange.

# Montana City Store and Elkhorn Mtn Inn

Mixed Use in Clancy, MT

1 Jackson Creek Rd, Clancy, MT 59634



Randall Green, CCIM  
MT RRE-BRO-LIC-11293  
406.594.1547

## Details

Property Type	Mixed Use
Beds	22
Year Built	1978
Year Renovated	1996
Zoning	County Commercial
Lot Size (acres)	7.39

## Marketing Description

C-Store and Conoco fuel station (aver annual fuel sales over 1.3M gallons), 22 room motel located in the hub of Montana City. These established businesses are anchors to this Helena suburb; providing services for the families of the area as well as to the interstate travelers on I-15.

Easy access from the I-15 ramp, and right on the main street traffic circle that connects Montana City in all directions.

Montana City in northern Jefferson County is a growing bedroom community of the state capitol, Helena. The C-Store provides gas-diesel fuel, food, US Post Office, and also is a central meeting place for neighbors. Make his your next business venture and you can live, work, and play in the heart of Montana with access to mountains, rivers, and lakes as your playground!

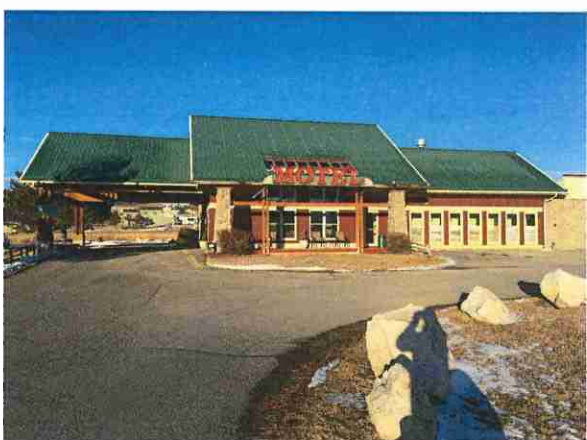
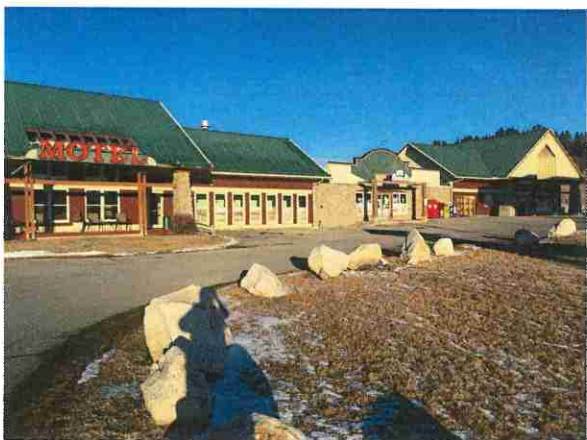
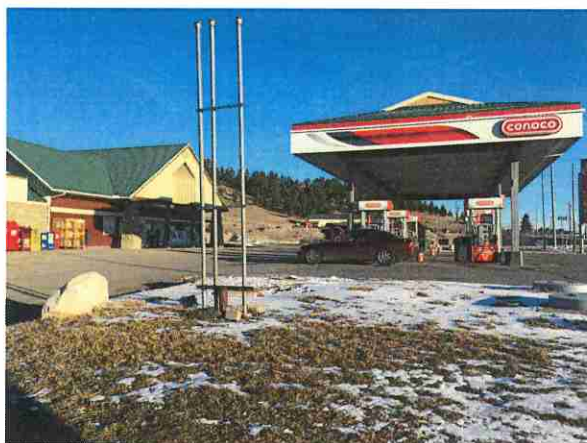
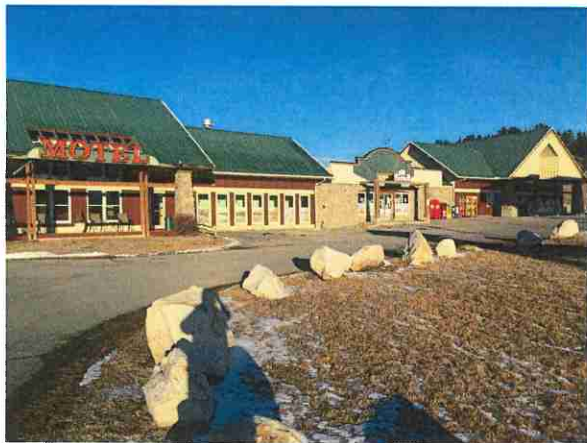
Both businesses sold as a package and includes real estate.

Financials provided with fully executed NonDisclosure Agreement.

## Investment Highlights

- Proximity to Helena, MT, and Interstate 15
- 7.39 acres combined; possible to add onto the motel or add residential rental properties.
- Numerous wells, county approved septic system
- C-Store Aver Annual Fuel Sales exceeds 1.3M gallons.

Property Photos (8 photos)



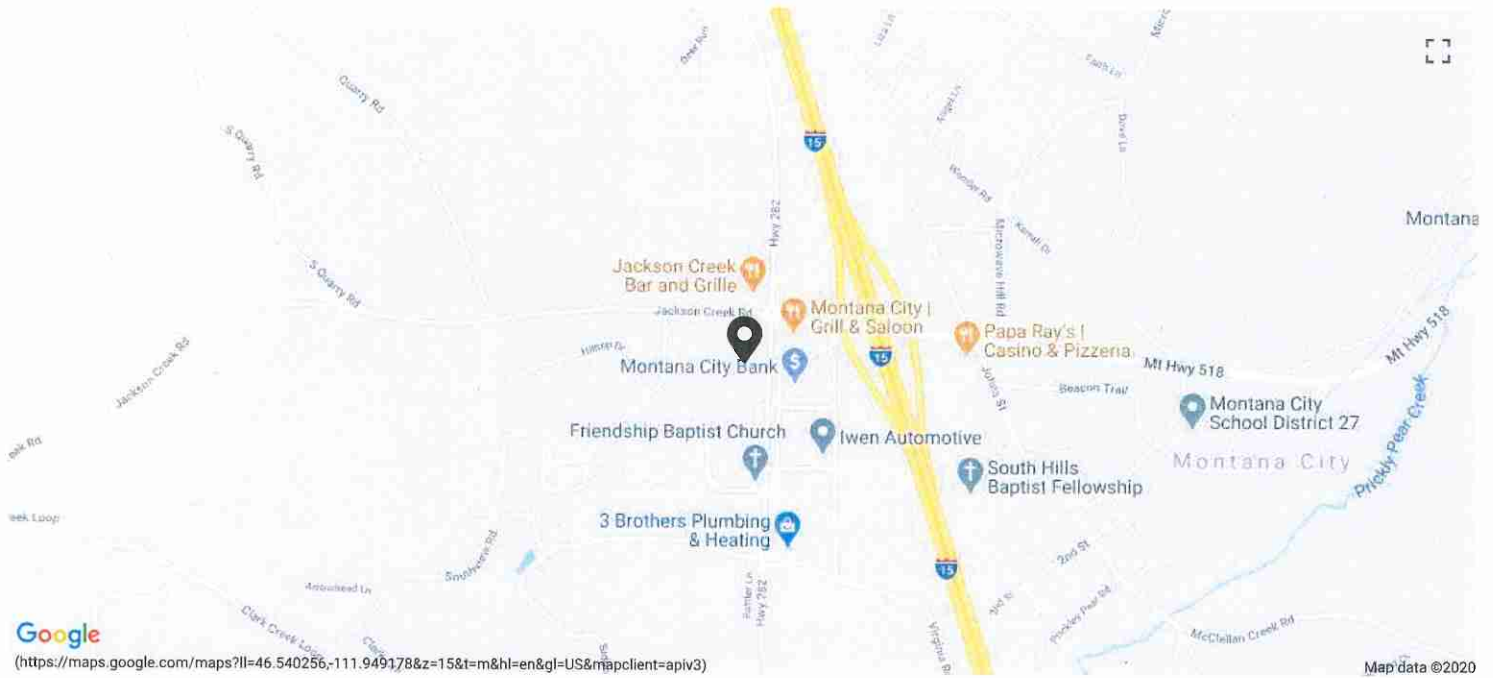


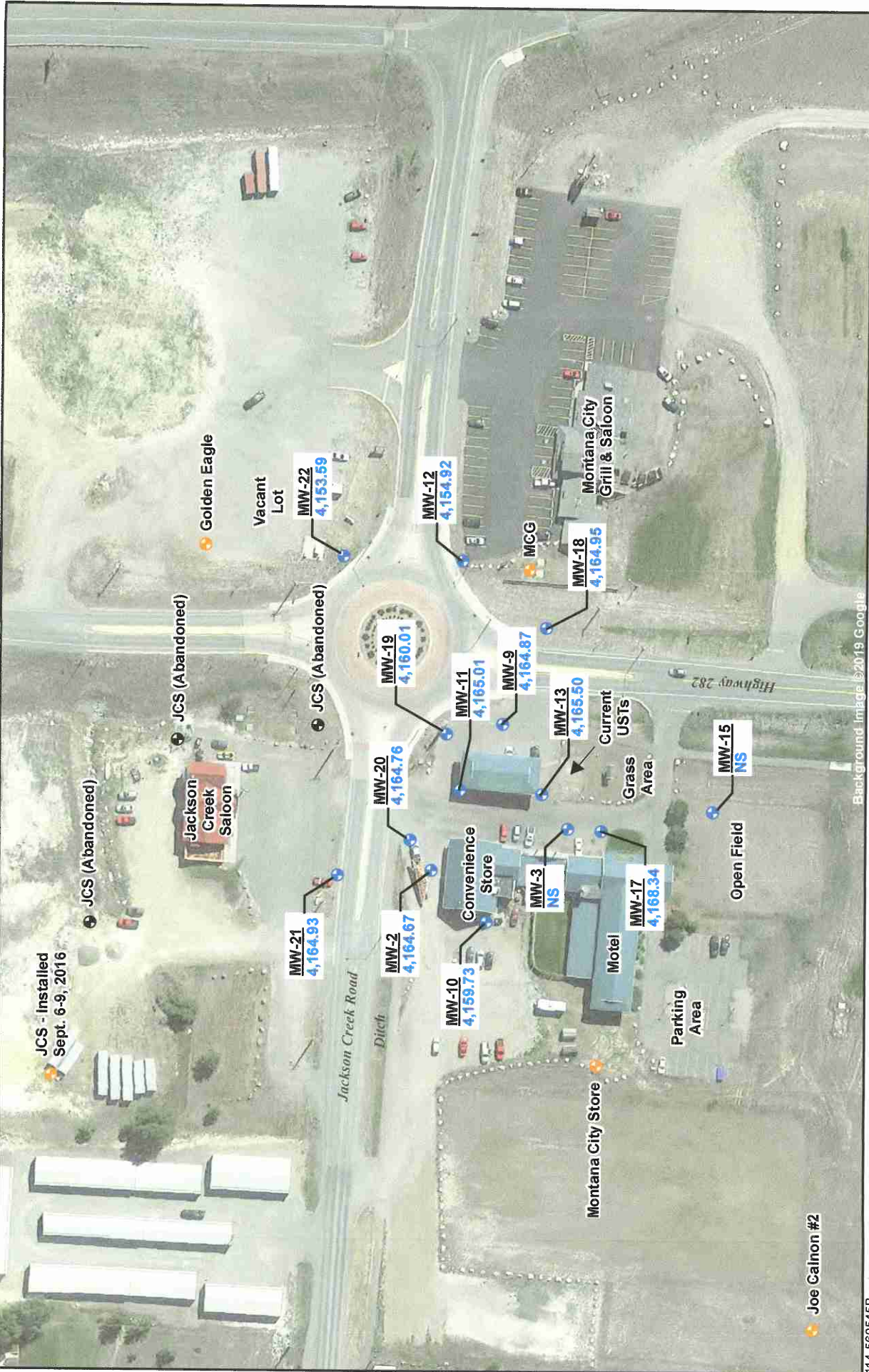
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Property Location (1 Location)

1 Jackson Creek Rd

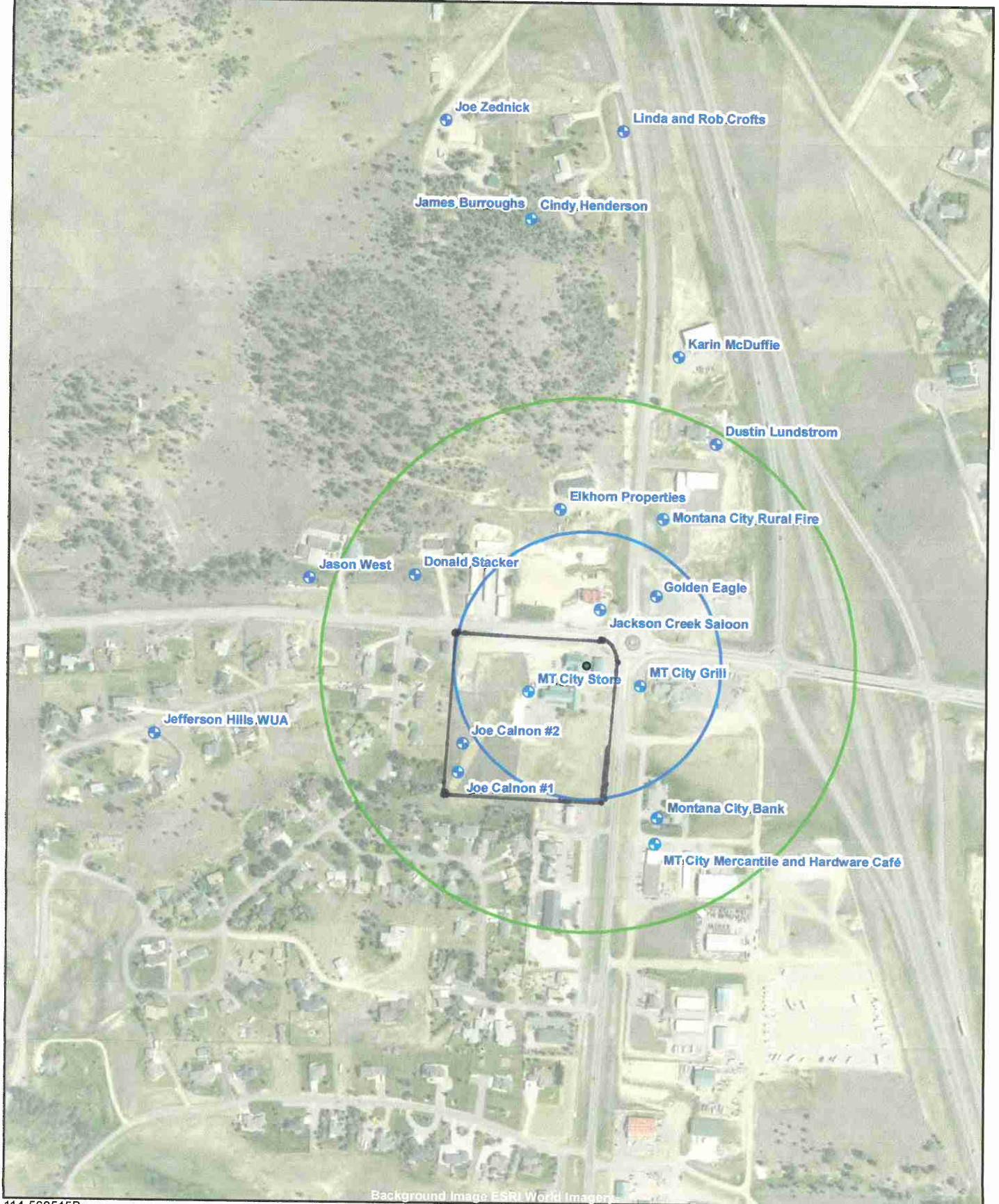




114-560545B  
12/18/2019



**Groundwater Elevations**  
**October 2019**  
**Montana City Store**  
**FIGURE 2**



Background Image ESRI World Imagery

114-560545B  
12/17/2019



*CALNON #1 and #2 - irrigation.  
MT. CITY STORE WELL - USED FOR HEATING & COOLING SYS.*

● GWIC Location  
 ○ 500' Buffer  
 ○ 1000' Buffer

**Well Location Map  
 Montana City Store  
 Montana City, Montana  
 FIGURE 3**

0 20  
SCALE

HWY 282

MONTANA CITY STORE

JACKSON CREEK RD.

ELKHORN MOUNTAIN INN

APPROXIMATE LOCATION  
OF WATER SERVICE

EXISTING DRAIN FIELD

