

Jan. 2026

Commercial Kitchen Equipment + Property

Overview



Prepared by :

Tara Emery

Table of Contents

01 Summary

02 Transaction Overview

03 Equipment Removal or Continued Use

04 Part I Commercial Kitchen Equipment

05 Part II Commercial Property Lease

06 Part II continued

07 Exhibit A

08 Exhibit B

09 Contact



Summary

This Two Part Marketing Package outlines two related but independent offerings associated with a fully built out commercial kitchen. The offerings may be pursued separately or together, subject to availability and final agreement.



Transaction Overview

This document outlines the proposed sale of a fully built out commercial kitchen equipment package currently installed at the above referenced property. The sale of equipment is not contingent upon execution of a property lease. This package is provided for informational purposes only and does not constitute a lease agreement or offer to lease. This document is non-binding and intended for discussion purposes only.



Equipment Removal or Continued Use

The buyer will remove purchased equipment at the buyer's expense unless an optional property lease is executed. If the buyer enters into a property lease, the equipment may remain in place and in use. Equipment removal, if applicable, shall be completed within a mutually agreed upon timeframe following closing.

Part I Commercial Kitchen Equipment

This offering is intended for established food businesses seeking to acquire commercial kitchen asset with or without assuming a property lease.

Purchase Price

\$180,000 Equipment Asset Sale

The purchase price includes all equipment and installed kitchen infrastructure listed in Exhibit A. Equipment is sold as is, where is. The seller makes no warranties beyond clear ownership and the right to sell.

The buyer is responsible for conducting all inspections and due diligence prior to purchase.

Equipment Included

The following equipment that is included with the sale is outlined In Exhibit A.

Excluded Assets

The sale excludes all consumables, food inventory, proprietary tools, personal equipment, and smallwares not expressly listed in Exhibit A, as well as all items identified in Exhibit B.

Excluded assets shall remain the property of the seller unless purchased under a separate written agreement.

This document is confidential and intended solely for qualified prospective buyers. Information contained herein is believed to be accurate but is not guaranteed and is subject to change.

Part II Commercial Property Lease (Optional)

An optional five year commercial lease of the underlying property is available to the equipment purchaser, subject to a separate agreement. A property lease is not required as a condition of equipment purchase.

Property Overview

- Location: 1951 Kensington Ave, Unit 2, Missoula, MT 59801.
- Approximate Size: 1,500 square feet.
- Zoning: Community Commercial.
- Building Type: Mixed use commercial building with residential apartments above. Access: Ground level access with a designated loading zone.
- Parking: Three on site parking spaces plus street parking.
- Condition: Two fully built out operational commercial kitchens.

Kitchen Layout and Infrastructure

The leased space includes two fully built out commercial kitchens designed to support high volume production, parallel workflows, or multiple operating teams depending on tenant needs. The space includes two Type I hood systems with Ansul fire suppression. Gas and electric service is suitable for commercial equipment. Additional features include a dedicated dish pit with a high volume hot water heater, dry storage and prep areas, hand sinks, prep sinks, floor drains, and a high volume grease interceptor.

Utilities and Operating Notes

Tenant paid utilities include gas, electricity, and internet. NNN expenses include garbage, recycling, landscaping, snow maintenance, property taxes, grease interceptor servicing, and hood maintenance. Use restrictions include no deep fat fryers or smokers, per building insurance requirements.

Part II Commercial Property Lease (continued)

Lease Parameters

A five year term is preferred, with a minimum lease term of three years. Rent is structured as a monthly base rent plus NNN charges. A security deposit is required. A personal guarantee is required. Insurance coverage of \$2,000,000 is required, with the landlord listed as additionally insured.

Specific lease terms shall be negotiated separately and only after the parties have reached agreement regarding the equipment asset sale.

This document is confidential and intended solely for qualified prospective buyers. Information contained herein is believed to be accurate but is not guaranteed and is subject to change.

Exhibit A

Equipment Included in Sale

Equipment is sold as is, where is. The seller makes no warranties beyond clear ownership and the right to sell. Complete inventory list available to qualified buyers.

This document is confidential and intended solely for qualified prospective buyers. Information contained herein is believed to be accurate but is not guaranteed and is subject to change.

Exhibit B

Excluded Assets

The sale excludes all consumables, food inventory, proprietary tools, personal equipment, and smallwares not expressly listed in Exhibit A, as well as all items identified in Exhibit B. Excluded assets shall remain the property of the seller unless purchased under a separate written agreement.

Excluded Items		
espresso machine	coffee supplies	grinders
hot water dispenser	mugs	silverware
light fixtures	glasses	le crueset
furniture/decor	bakery display case	ventilation hood systems

This document is confidential and intended solely for qualified prospective buyers. Information contained herein is believed to be accurate but is not guaranteed and is subject to change.

Contact Us



406-523-3682



taraverdes@gmail.com