



Actual Site

RESTAURANT AVAILABLE FOR SALE

CAN BE DELIVERED VACANT OR TAKE OVER OPERATIONS

Tenant is NOT to be contacted

1406 S HAYNES AVE | MILES CITY, MT 59301

EXCLUSIVELY LISTED BY

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INTRODUCTION

Retail Investment Group is pleased to offer for sale this **restaurant** in **Miles City, Montana**. The restaurant **can be delivered vacant or take over operations**. Tenant is NOT to be contacted.

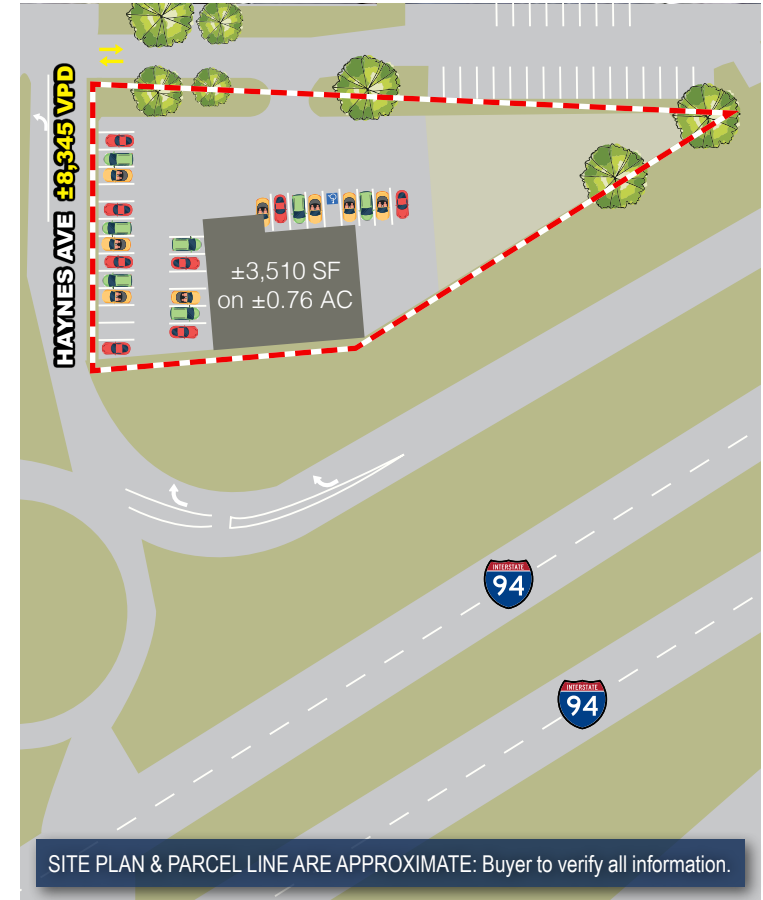
Built in 1976, the building is **±3,510 square feet** and sits on a **±0.76 acre** parcel.

The property is zoned 6.

\$650,000
PRICE

EXECUTIVE SUMMARY

ADDRESS	1406 S Haynes Ave Miles City, MT 59301
BUILDING SIZE	±3,510 SF
LAND SIZE	±0.76 AC
YEAR BUILT	1976
CONSTRUCTION	Masonry
PARKING SPACES	±29
APN	14-1640-02-2-01-02-0000
ZONING	6



PROPERTY HIGHLIGHTS

- Restaurant can be delivered vacant or take over operations - tenant is NOT to be contacted
- Nearby retailers include Walmart, Albertsons, Dollar Tree, Aaron's and more
- Excellent visibility from Interstate 94
- Within walking distance from hotels including Travelodge (±87 rooms), Sleep Inn (±90 rooms), Best Western (±53 rooms) & Econolodge (±55 rooms)
- Strong traffic with more than 8,000 vehicles per day on Haynes Avenue



Excellent Visibility from I-94

Actual Site

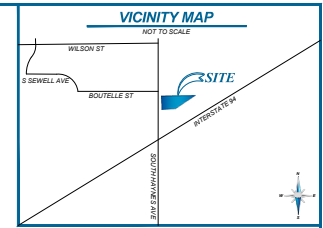
CLEAN PHASE I AND NEW ALTA SURVEY AVAILABLE

ALTA/NSPS LAND TITLE SURVEY

1406 SOUTH HAYNES AVENUE

MILES CITY, CUSTER COUNTY, MONTANA 59301

LOCATED IN: SECTION 2, TOWNSHIP 7 NORTH, RANGE 47 WEST, M.P.M.



GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A GENERALLY ISOLATED DRAINAGE SITE OR BURK, GROUND.
- COMPLETED FIELD WORK WAS SEPTEMBER 10, 2024.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF SOUTH HAYNES AVENUE AND INTERSTATE 94, WHICH IS LOCATED AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS INDIRECT ACCESS TO SOUTH HAYNES AVENUE, A PUBLICLY DEDICATED RIGHT-OF-WAY, VIA ACCESS EASEMENT PER DOCUMENT NO. 170708.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED MONTANA ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY (THE SUBJECT PROPERTY). THE PURPOSE OF THIS SURVEY AND THE COMMENTS RELATED TO THE SCHEDULE B-A DESCRIPTIONS IS ONLY TO IDENTIFY THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTS IN RELATION THERE TO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENTS APPLICABLE TO THE SUBJECT PROPERTY, SUCH STATEMENTS IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM CUSTER COUNTY GIS.
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 16, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.

LEGEND & SYMBOLS

- FOUND MONUMENT AS-NOTED
- SET MONUMENT AS-NOTED
- COMPUTED POINT
- UTILITY MANHOLE
- HANDICAP PARKING SPACE
- SIGN
- GAS METER
- GAS VALVE
- TELEPHONE PEDestal
- AIR CONDITIONER
- ELECTRICAL CABINET
- ELECTRICAL BOX
- ELECTRICAL METER
- LIGHT POLE
- GUY ANCHOR
- UTILITY POLE
- FIRE HYDRANT
- WATER VALVE
- YARD HYDRANT
- STORM MANHOLE
- BRUSHED METAL
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- RIGHT-OF-WAY
- CENTRALLINE OF RIGHT-OF-WAY
- EASEMENT LINE
- FENCE
- OVERHEAD ELECTRICAL LINE
- NO PARKING STRIPING

SURVEYOR'S CERTIFICATE

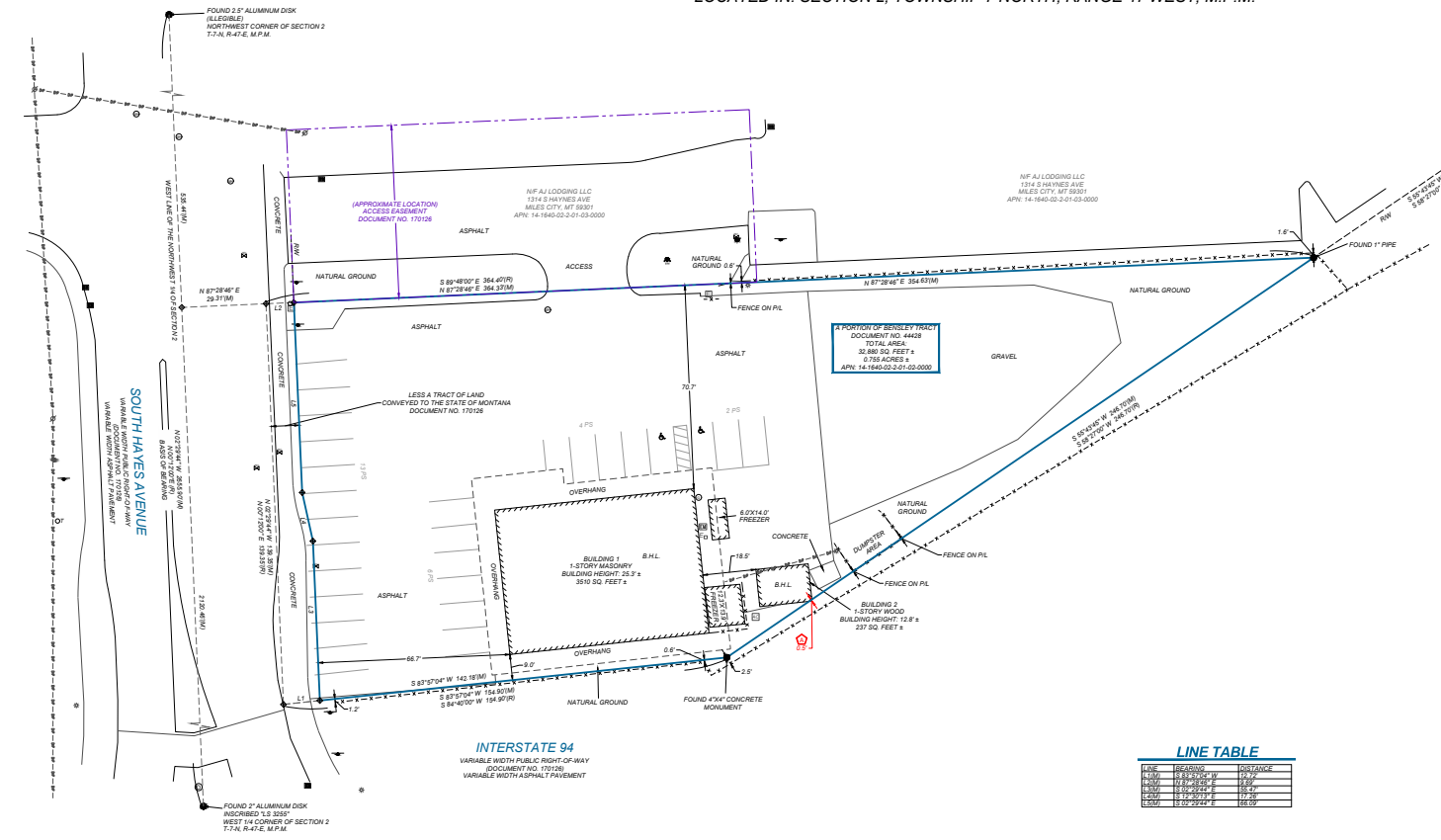
TO: MITCHELL INNOVATIONS LLC AND OR ASSIGNS; WESTERN SECURITY BANK; ROBERT E. WHEATON AND SUZANNE H. WHEATON; AS TENANTS IN COMMON; EASTERN MONTANA TITLE COMPANY; & IDEELTY NATIONAL TITLE INSURANCE COMPANY.
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2001 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(B), 8, 9, 10, 11, 14, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 09/10/2024.
 DATE OF PLAT OR MAP: 09/10/2024

ROBERT J. WINICKI
 LAND SURVEYOR #6101
 STATE OF MONTANA
 MONTANA C.O.A. PEL-EC-12692

BLEW
 Surveying | Engineering | Environmental

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 (EMAIL) SURV@BLEW.COM
 OFFICE: 479.443.4206 FAX: 479.582.1883
 WWW.BLEWGROUP.COM

SURVEYOR JOB NUMBER: 24-8410	SURVEY DRAWN BY: Y.E.K. 09/18/2024
SURVEY REVIEWED BY: J.E.V.	SHEET: 1 OF 1



A PORTION OF BENSLEY TRACT DOCUMENT NO. 14488 TOTAL AREA: 30.880 SQ. FEET ± 0.756 ACRES ± APN: 14-1640-02-3-01-03-0000

LINE TABLE

LINE	BEARING	DISTANCE
1	S 89°48'00\"/>	

NOTES CORRESPONDING TO SCHEDULE B

- SUBJECT TO ELECTRIC LINE RIGHT-OF-WAY EASEMENT - DENNIS MULLEN, CAROL J. RANNEY, JERRY G. DODSON, KATHERINE F. DODSON, ROBERT C. LUCAS, PATRICK A. LUCAS, JAMES P. LUCAS AND CAROL J. LUCAS TO TONGUE RIVER ELECTRIC COOPERATIVE, INC. (DATED SEPTEMBER 2001, RECORDED OCTOBER 1, 2001 AS DOCUMENT NO. 118827 IN THE OFFICE OF THE COUNTY CLERK AND RECORDER IN AND FOR CUSTER COUNTY, MONTANA. (DOES NOT AFFECT, APPEARS TO FALL SOUTHEAST OF SUBJECT PROPERTY)
- SUBJECT TO CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF OTHERS - AS DISCLOSED BY THE CERTIFICATE OF SURVEY FILED OF RECORD ON JUNE 8, 1978 AS DOCUMENT NO. 14428 IN ENVELORE 100 IN THE OFFICE OF THE COUNTY CLERK AND RECORDER IN AND FOR CUSTER COUNTY, MONTANA. (AFFECTS; CONTAINS NO FLOTTABLE EASEMENT ITEMS)
- SUBJECT TO CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF OTHERS - AS DISCLOSED BY THE CERTIFICATE OF SURVEY FILED OF RECORD ON MARCH 3, 1981 AS DOCUMENT NO. 18827 IN THE OFFICE OF THE COUNTY CLERK AND RECORDER IN AND FOR CUSTER COUNTY, MONTANA. (AFFECTS; CONTAINS NO FLOTTABLE EASEMENT ITEMS)

PARKING INFORMATION

REGULAR-25	HANDICAP-2	TOTAL-27
1	1	27

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 2. THE BEARING IS DEVOTED AS 102°29'44\"/>

ZONING INFORMATION

ITEM	REQUIRED	OBSERVED	REMARKS
PERMITTED USE	RESTAURANT		BECAUSE THERE MAY BE A NEED FOR AN INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO CUSTER COUNTY FOR ZONING LAWS AND APPLICABLE CODES.
MIN. SETBACKS FRONT	0-5'	0-5'	
MIN. SETBACKS SIDE	7.5'	7.5'	
MIN. SETBACKS REAR	N/A	N/A	
MAX. BUILDING HEIGHT	15.5'	15.5'	
MIN. LOT AREA	32,880 SQ. FEET ±	32,880 SQ. FEET ±	
MIN. LOT WIDTH	344.33'	344.33'	
MAX. BLDG COVERAGE	115%	115%	
PARKING REGULAR	25	25	
PARKING HANDICAP	2	2	
PARKING TOTAL	27	27	

SITE INFORMATION

NF ROBERT E. WHEATON AND SUZANNE H. WHEATON
 1406 SOUTH HAYNES AVENUE
 MILES CITY, MONTANA 59301
 TOTAL AREA:
 22,880 SQ. FEET ±
 0.756 ACRES ±
 APN: 14-1640-02-3-01-03-0000

UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR HAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN UTILITIES.

SIGNIFICANT OBSERVATIONS

→ BUILDING APPEARS TO CROSS PROPERTY LINE BY AS MUCH AS 0.6'

TITLE COMMITMENT INFORMATION

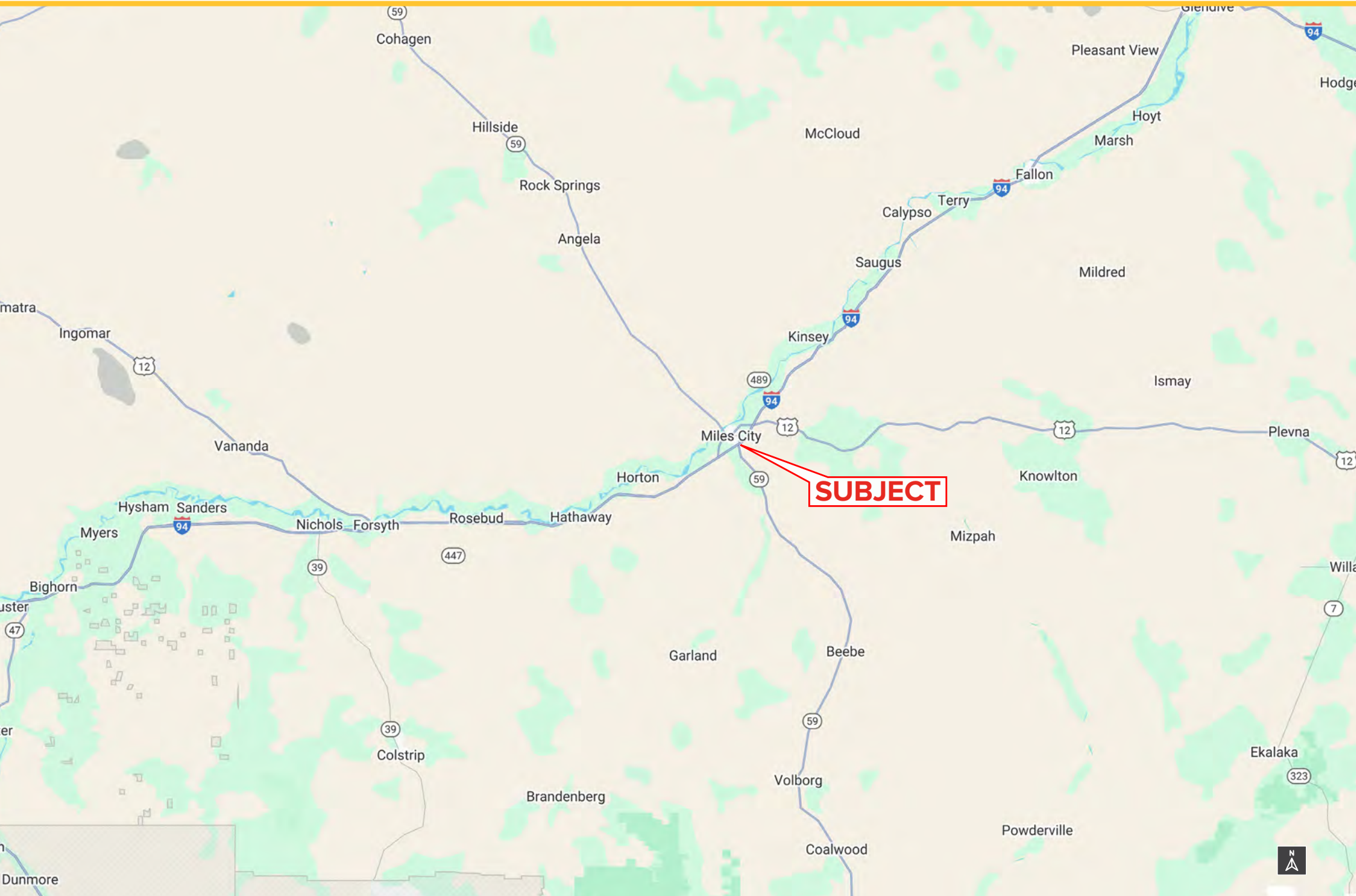
THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN PROPERTY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: FNT-6403, WITH A COMMITMENT DATE OF AUGUST 29, 2024 AT 09:05 A.M.

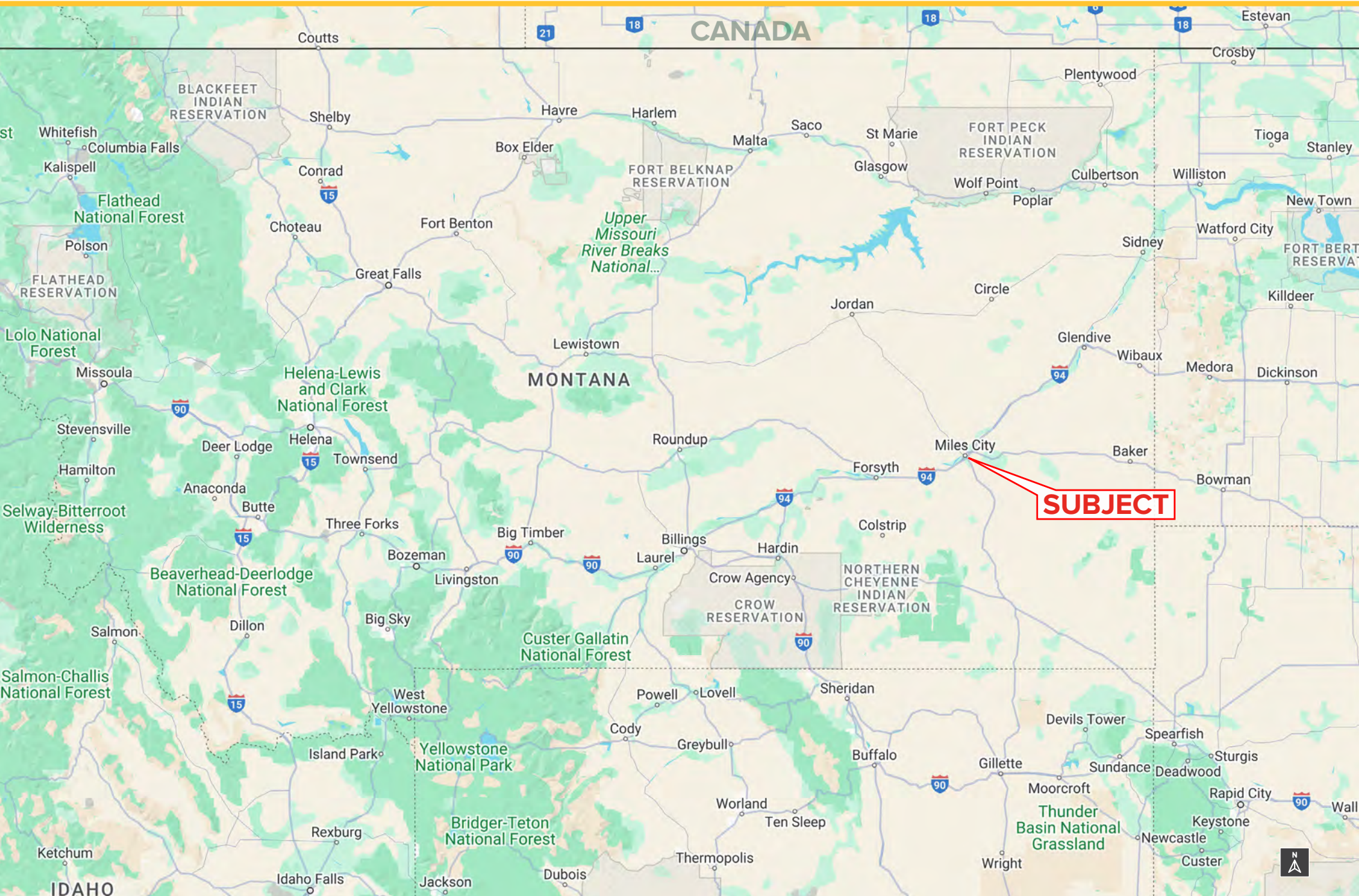
SCHEDULE A DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CUSTER, STATE OF MONTANA AND IS DESCRIBED AS FOLLOWS:

TOWNSHIP 7 NORTH, RANGE 47 WEST, M.P.M.
 SECTION 2: BENSLEY TRACT, BEING A TRACT OF LAND LOCATED IN GOVERNMENT LOT 4 OF SAID SECTION 2, ACCORDING TO CERTIFICATE OF SURVEY, FILED FOR RECORD ON JUNE 8, 1978, AS DOCUMENT NO. 14428 IN ENVELORE 100 OF THE PLAT CABINET IN THE OFFICE OF THE COUNTY CLERK AND RECORDER IN AND FOR CUSTER COUNTY, MONTANA. LESS A TRACT OF LAND CONVEYED TO THE STATE OF MONTANA FOR THE USE OF ITS DEPARTMENT OF HIGHWAYS, AS DESCRIBED IN BARSHAN AND SALE DEED, DATED FEBRUARY 8, 1981, FILED FOR RECORD APRIL 2, 1983 IN BOOK MICRO 21, AT PAGE 138, AND LESS A TRACT OF LAND CONVEYED TO THE STATE OF MONTANA FOR THE USE OF ITS DEPARTMENT OF TRANSPORTATION, AS DESCRIBED IN BARSHAN AND SALE DEED, DATED FEBRUARY 23, 2016, RECORDED APRIL 18, 2018 AS DOCUMENT NO. 17022 IN THE OFFICE OF THE COUNTY CLERK AND RECORDER IN AND FOR CUSTER COUNTY, MONTANA.

THE PROPERTY SHOWN & DEPICTED HEREON IS THE SAME AS DESCRIBED IN PROPERTY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: FNT-6403, WITH A COMMITMENT DATE OF AUGUST 29, 2024 AT 09:05 A.M.





2022 DEMOGRAPHICS WITHIN 59301 ZIP CODE



POPULATION
±11,564



MEDIAN AGE
±43.7 YEARS



AVERAGE HH SIZE
±2.26 PERSONS



AVERAGE HH INCOME
±\$77,937



MEDIAN HH INCOME
±\$58,690

Source: 2023 Realtors Property Resource

ABOUT MILES CITY

Miles City is a city in and the county seat of Custer County, Montana. The population was 8,354 at the 2020 census.

According to the United States Census Bureau, the city has a total area of 3.34 square miles, all land. Interstate 94 passes through the community, with access from Exits 135, 138, and 141. Montana Highway 59 runs north-south. The Tongue River flows into Yellowstone River at the town.



EXCLUSIVELY LISTED BY

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Managing Partner

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CONFIDENTIALITY DISCLAIMER

This confidential Offering Memorandum has been prepared by Retail Investment Group for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. The information contained herein has been obtained from the owner of the property or sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is the responsibility of the prospective purchaser to independently confirm the accuracy and completeness of all information before completing any purchase.

This Offering Memorandum is intended to provide a summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Additional information and an opportunity to inspect the subject property will be made available upon written request to interested and qualified prospective investors. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Please do not disturb the tenant(s), management or seller. All property showings are by appointment only.

