



MARINA CAY

180 VISTA DRIVE BIGFORK, MT



ABOUT THE PROPERTY

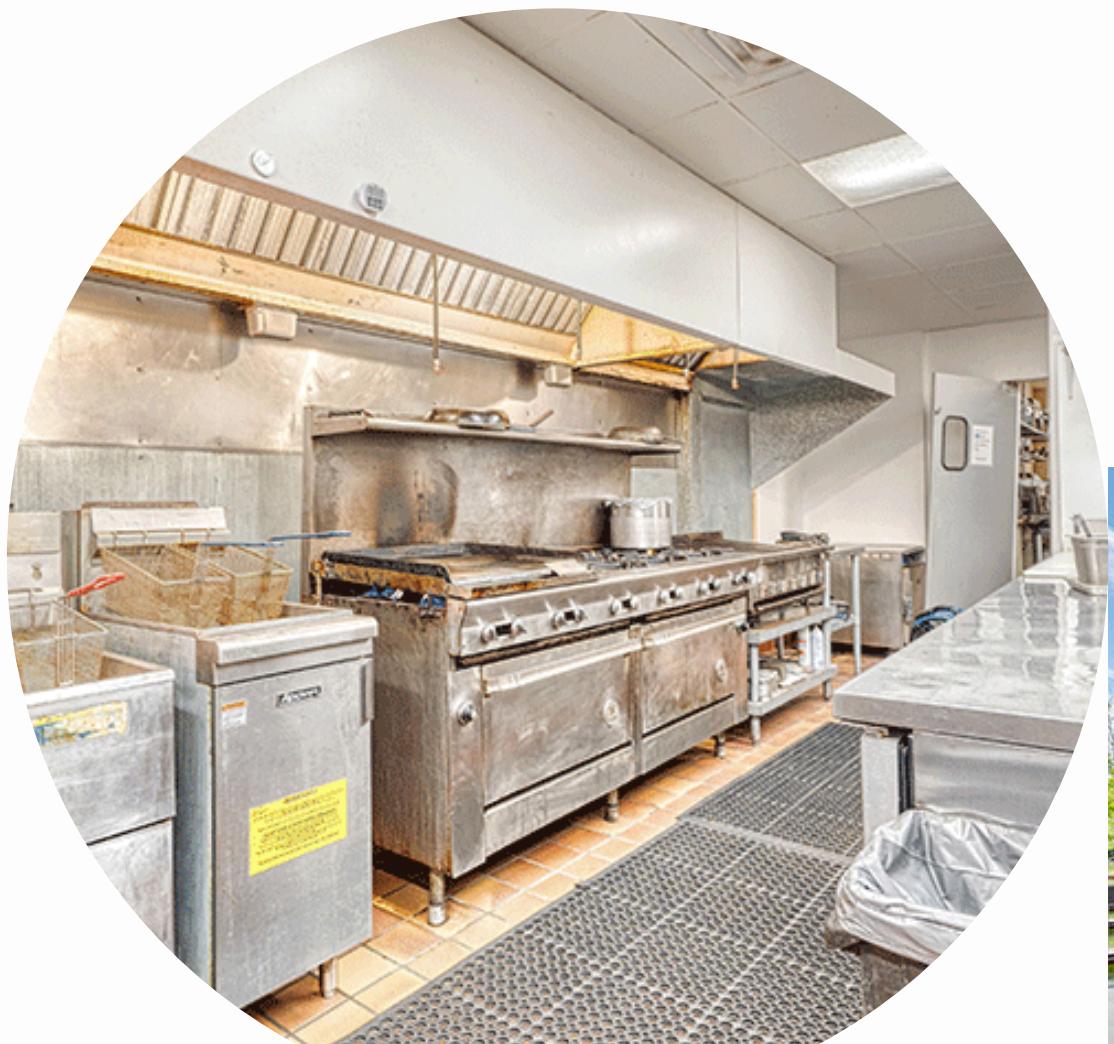
This commercial property is being offered as asset only and no financials available at this time. Take advantage of the opportunity to own/operate a turn key full service resort, bar, restaurant, tiki bar, event center, 2 boat slips, pool, hot tub, fuel dock, liquor license and much more in the picturesque village of Bigfork, Montana. With breathtaking views, the resort is located at the north end of the largest freshwater lake, on the pristine waters of Flathead Lake. The lodge has a great welcoming front desk area with ample storage and a two bedroom live-in quarters. The adjacent 5+ acres included in the offering allows opportunity for expansion and the rare chance to work and play on Flathead Lake.

RESTAURANTS



The three level building is currently set up with the capacity to house three separate restaurant fronts. The Main level has hotel/guest check-in or office space that connects to a bar/gaming area (No kitchen). Within a few steps, you'll be welcomed to a dining area complete with an inside wood stove and small cooking area. Downstairs you will find a bar style dining room with full bar, seating capacity of 40 and a full banquet room. Behind the scenes you'll see a huge prepping area equipped with walk in freezers and fridges, multiple stove tops and ovens. This area has full access to each restaurant level with a connecting system of hallways and stairwells.

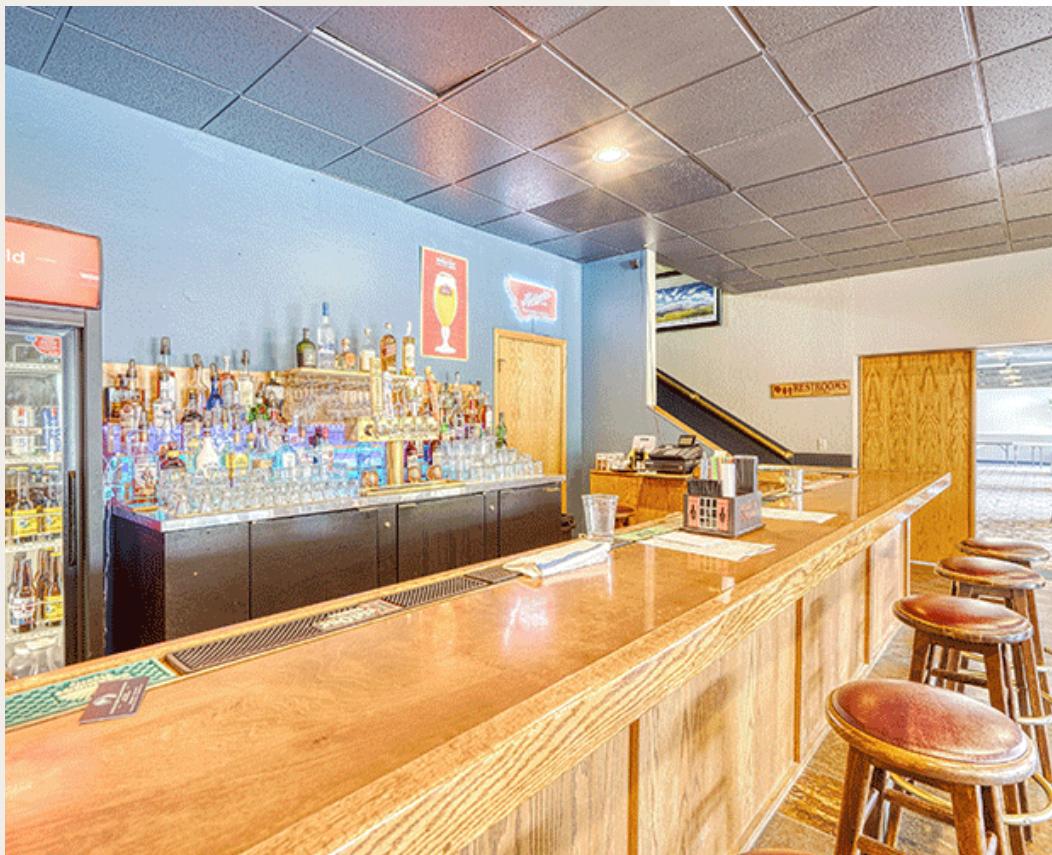
Fine dining on the main floor, Gaming and drinks to the side and a fun lake side eatery on the lower level and all with Flathead Lake views



RESTAURANT OPPORTUNITIES

LIQUOR LICENSE

Property includes a full Liquor license with a gaming endorsement.



ENDLESS POSSIBILITIES

With a full lobby, a 2 bedroom manager apartment, casino/bar room, fine dining with lake views, lower level bar and casino area and full conference room, the possibilities are endless. This property is lending itself to be an amazing opportunity to service the Bigfork Community all year round.



ON SITE RECREATION

Flathead Lake's Premier Resort and Marina offers



Boat & Wave Runner Rentals

Boat and Wave rentals can accommodate up to a 28' boat and can be gassed up at our fuel dock.

Guided Fishing Tours

Fishing charters available.

Rentals and Amenities

On site has a diverse fleet of boats available for rent as well as kayak and paddle board rentals, fuel and hot pizza and ice cold beer.

ROOM RENTALS



► Marina Cay Resort does not offer booking for the rooms on site, we can direct you on how to book a stay at Marina Cay.



Rooms at Marina Cay are all privately owned and booked via

- Stay Montana
- Air B&B
- VRBO.com





While the purchase of Marina Cay Resort comes with 2 boat slips, there are additional boat slips available for purchase thru the same seller giving the opportunity for growth.



Included with this purchase is a 5+/- acres that sits above the resort building. It is vacant land that is zoned Business providing the perfect level lot for your own expansion. This lot borders Highway 35 and Grand Drive with an access road already in place. Additionally, There is a 3 bed 2 bath, 1,000sqft home that sits across the street that is deeded with this property as seen in the above photo.



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