

- Prime location fronting Highway 85/Jackrabbit Lane at South exit Interstate 90- adjacent to Bozeman
- Located on 1+ Acres and 160'+/- of Highway frontage
- 3,667 SF Building
- Additional exterior Smokehouse
- Additional exterior Burger Trailer Kitchen
- Zoning Commercial Corridor
- Built in late 70's
- Adjacent LaQuinta Inn, Super 8, Quality Inn, Holiday Inn Express
- Lots of dedicated parking on site
- Included is Real Estate, Business, FF&E Assets, Intellectual Property

**Inventory to be valued at Closing due to fluctuations*



Exceptional Business Opportunity

One of Gallatin County's longest running business,
Been in existence since the 1970's.

Turnkey business with a solid history of profitability.
Home to USDA Meat Processing Facility, Delicatessen,
Made in Montana Gift Shop items,
Signature Gourmet Food Gift Boxes
Chalet Market meats,

MLS #387531

Aerial Of Surrounding Area

BZN Bozeman Yellowstone
INTERNATIONAL AIRPORT

Downtown
Belgrade

WEST POST



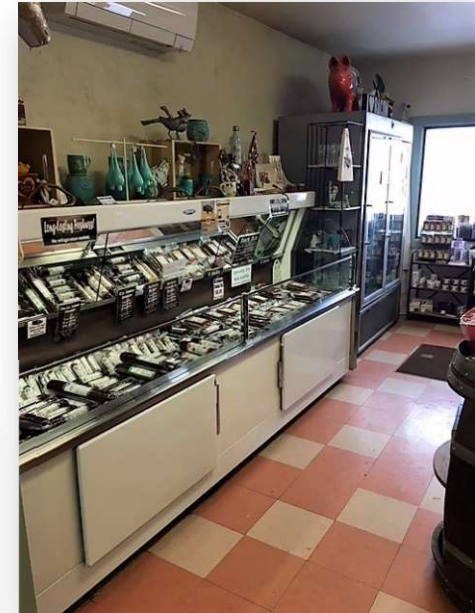
Aerial Close-up of Property





Building is divided up into various parts

- Deli & Retail Area
- Back Kitchen Area
- USDA Meat Processing Area



Also has a seasonal cook trailer offering special Burger menu





U.S.D.A. meat plant manufactures and wholesales, cured and smoked summer sausages, snack stixs and jerky. Meat plant also supports deli and gift shop by making the deli meats, fresh sausages, bacons, and special seasonal meats





**In-house Specialty Items and
Montana Made Products**



FACILITIES

The business and building is located right at the Interchange of Interstate 90. The location significantly benefits the business by providing high vehicle traffic, easy access, great signage and abundant parking. The building includes its delicatessen, retail shop, USDA meat processing facility as well as a second floor administrative office.

OPERATIONS

Chalet Market is open Monday through Friday 6:30 am to 6:30 pm, Saturday 9 am to 6 pm, and Sunday 9 am to 5 pm. In years past these hours may change during the holidays especially when the Gift Boxes piece of the business is in high demand. The USDA meat processing plant operates itself with system of building pars based on demand as well as Gift Box orders and Website demand. The Deli has a system of food prep based on historical data from years past as does the retail business. The outdoor Burger Cook Trailer, with outdoor seating, creates an additional revenue driver for the business during the summer months. The present staff plans to stay with a new owner and continue working at the business.

STRENGTHS AND OPPORTUNITIES

The key strengths of this business reside primarily in its location and its Brand (known internationally) around the United States but especially in Montana. Their ability to produce in-house products as their own has elevated the popularity of its name but especially the Gift Box product line. No other business in Montana can lay claim to producing their own meat and game products as its primary product line and have this sort ongoing demand yearly but especially during the holidays. Additionally, the business and its operators have had great luck with loyal staff over the years. For instance, since the 70's, the business has only had 6 General Managers.

Additional opportunities exist to expand the holiday and corporate Gift Box business. Owners openly acknowledge they could do a significantly more amount of business for both if they put slightly more effort in reaching out to past clients and promoting the Website more. <https://chaletmarket.com/> . Also adding in-house seating for deli patrons to have areas to sit inside during the cooler months if an expansion of space occurred.

REASON FOR SALE

Husband and wife ownership have operated the business for over a decade and have elevated many aspects of the business including producing and offering all their own meat & game products in the Deli and Gift Boxes, creating an online ordering presence with the launch of a website, elevated the corporate gift business, creating the burger trailer option, and investing in replacement of all major equipment in the Deli and Meat Processing areas. They originally bought the business as an investment in their lifestyle and then later acquired the actual property. After a decade of both working the business, they are ready for a new endeavor. Owners would assist with training new operators to ensure smooth transition.

AREA INFORMATION

Belgrade is situated next to Bozeman where the airport is located and up against Bridger Mountains but also on the highway to Big Sky Resort and Yellowstone National Park. Bozeman and Belgrade have been the highest growing town in the state of Montana that past 20 years. The surrounding areas offers unparalleled access to endless outdoor adventures including skiing, hiking, mountain biking, hunting, horseback riding, snowmobiling, and of course endless water-related options with Fly-fishing, rafting and kayaking on the nearby Gallatin, Madison, Jefferson, and Yellowstone Rivers.

Bozeman/Belgrade Area

- #1 Micropolitan town in the U.S. last 5 years out of 550+ locations
- Over 2.5 million people who travel & stay overnight here yearly
- Home to 2 world class ski resorts including Big Sky
- Film location to the popular TV show “Yellowstone”..all who know about Bozeman
- Montana State University 16,000+ Students
- Direct flights to and from 33 cities
- Central hub for most State’s School Tournaments
- Interstate 90 runs right through Bozeman with 8 million travelers per year
- Gateway to Yellowstone National Park



CHALET MARKET of Belgrade



Phone 406-333-4687

HOURS: Monday - Friday 6:30 a.m. - 6:30 p.m. Saturday 9:00 a.m. - 6:00 p.m. Sunday 9:00 a.m. - 6:00 p.m.

DELI CASE SANDWICHES

LARGE (on 12-inch white bun)

AMERICAN—beef salami, New England chopped ham, Swiss & Cheddar cheeses, lettuce, pickles, Italian dressing, mustard & mayo
Whole - \$9.95 Half - \$5.50

ITALIAN SUB—pizza salami, bologna, provolone cheese, cherry peppers, olives, onions, Italian dressing, mustard & mayo
Whole - \$9.95 Half - \$5.50

THE JACKRABBIT—turkey, ham, salami, provolone cheese, mustard & mayo
Whole - \$13.95 Half - \$7.50

SMALL (on 6-inch white bun)

HAM & SWISS—Ham, Swiss cheese, honey mustard & mayo
\$6.35

ROAST BEEF—roast beef, provolone cheese, lettuce, honey mustard & mayo
\$6.50

TURKEY—turkey, Swiss & Cheddar cheeses, honey mustard & mayo
\$6.35

BEER SAUSAGE on whole wheat bread—German sausage, Swiss cheese, honey mustard & mayo
\$6.00

REUBEN on rye bun—pastrami, Swiss cheese, sauerkraut, honey mustard & mayo
\$8.95

TURKEY CROISSANT—Turkey, bacon, sprouts, apricot preserves & mayo
\$8.00

SANDWICHES OPTIONS

BREAD

Croissant
Rye Bread
White Bun—6' or 12'
Whole Wheat Bread
Gluten Free Bread

CHEESE

American
Cheddar
Pepper-Jack
Provolone
Swiss
~~Smoked Cheddar~~

VEGETABLES

Alfalfa Sprouts
Black Olives
Chopped Cherry Peppers
Dill Pickle
Jalapeno Peppers
Lettuce
Onions
Sauerkraut

MEAT

Bacon
Beef Bologna
Beef Salami
German Sausage
Ham
New England Chopped Ham
Pastrami
Pizza Salami
Roast Beef
Turkey

CONDIMENTS

Apricot Mayonnaise
Chalet Honey Mustard
Dijon Mustard
Horseradish
Italian Dressing
Mayonnaise
Ranch Dressing
Yellow Mustard

Usage Period	Amount Billed	Usage (KWH)	Days Of Service	Service Type	Usage Period	Amount Billed	Usage (Therms)	Days Of Service	Service Type	TOTAL
2023 September	\$2,088.41	14880	31	Electricity	2023 September	\$35.67	26	30	Gas	\$2,124
2023 August	\$2,042.64	13880	29	Electricity	2023 August	\$51.54	49	28	Gas	\$2,094
2023 July	\$2,008.19	14120	32	Electricity	2023 July	\$46.24	44	32	Gas	\$2,054
2023 June	\$1,999.32	13840	31	Electricity	2023 June	\$53.00	53	32	Gas	\$2,052
2023 May	\$1,860.17	11520	31	Electricity	2023 May	\$68.44	66	28	Gas	\$1,929
2023 April	\$1,996.63	12200	30	Electricity	2023 April	\$156.14	159	33	Gas	\$2,153
2023 March	\$1,942.79	11720	29	Electricity	2023 March	\$228.27	224	29	Gas	\$2,171
2023 February	\$2,202.33	11720	29	Electricity	2023 February	\$231.05	216	28	Gas	\$2,433
2023 January	\$764.96	7440	33	Electricity	2023 January	\$288.21	277	34	Gas	\$1,053
2022 December	\$1,752.51	3520	30	Electricity	2022 December	\$276.81	270	30	Gas	\$2,029
2022 November	\$1,432.97	7760	31	Electricity	2022 November	\$197.80	183	28	Gas	\$1,631
2022 October	\$1,562.79	11520	29	Electricity	2022 October	\$91.91	74	32	Gas	\$1,655
										\$23,379
2022 September	\$1,843.58	15960	31	Electricity	2022 September	\$70.70	55	31	Gas	\$1,914
2022 August	\$1,973.70	17240	31	Electricity	2022 August	\$70.48	57	31	Gas	\$2,044
2022 July	\$1,747.51	14560	30	Electricity	2022 July	\$75.94	59	30	Gas	\$1,823
2022 June	\$1,515.11	12240	30	Electricity	2022 June	\$80.14	63	30	Gas	\$1,595
2022 May	\$1,476.30	11720	31	Electricity	2022 May	\$114.13	107	31	Gas	\$1,590
2022 April	\$1,571.51	10320	31	Electricity	2022 April	\$147.92	157	31	Gas	\$1,719
2022 March	\$1,241.21	8480	28	Electricity	2022 March	\$201.37	226	28	Gas	\$1,443
2022 February	\$881.07	4160	32	Electricity	2022 February	\$207.15	236	29	Gas	\$1,088
2022 January	\$1,424.44	10720	31	Electricity	2022 January	\$271.12	314	34	Gas	\$1,696

Property is on City Water and has its own Septic System

Welcome to the official website of



Amsterdam / Churchill + Belgrade + Big Sky + Bozeman + Four Corners + Gallatin Gateway + Manhattan + Three Forks + West Yellowstone

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Property/Parcel TaxID: RFF16236

Status: Current

Receipt: 16236

2022 Owner(s):
TBGM LLC

Mailing Address:
[REDACTED]

Levy District:
0368-02, 44C Belgrade(C) BGPC

2022 Value:

Market: \$735,800
Taxable: \$13,907

[Detail](#)

2022 Taxes:

[View Pie Charts](#)

First Half:	\$6,428.73	Due: 12/9/2022
Second Half:	\$6,321.69	Due: 5/31/2023
Total:	\$12,750.42	

[Show Current Tax Bill](#)

[Detail](#)

2022 Payments:

First Half:	\$6,722.87
Second Half:	\$6,321.69
Total:	\$13,044.56

(May include penalty & interest)