

Commercial Sale MLS#4014321
2001 Yellowstone River Drive
Glendive, MT 59330
County: Dawson

10,795
 Total Finished SqFt

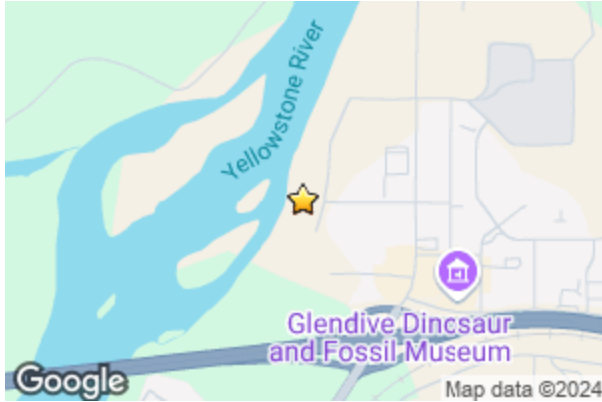
9.28
 Lot Acres

\$1,865,000

Property Sub Type:
 Commercial

Zoning:
 Commercial

Active



Parcel ID:
Area: Outlying Towns MT
Sub Area: Outlying Towns MT NE
Year Built: 2020
Lot SqFt: 404,237
Lot Dimensions: 9.28
Specials Balance: 0
Specials Installment: 0

General Property Information	Interior Information	Business Information
Legal Description: S24, T16 N, R55 E, LOT 3 YELLOWSTONE INDUSTRIAL PARK MIN SUB, PHASE I CONT 9.28 AC +/- Lot Features: Level Street Type: Drive Sewer: Public Sewer Tax Year: 2023 Taxes: 2,336.9 Water Source: Public	Accessibility Features: Yes Accessibility Features: Accessible Common Area; Accessible Doors Heating: Forced Air Cooling: Central Air Total Finished SqFt: 10,795 Finished Above Grade SqFt: 10,795 Finished Below Grade SqFt: 0 Total Unfinished SqFt: 0	Business Type: Restaurant Fee: No Garage: No
Contract Information	Listing Information	Listing Office Information
Pending Specials: No	List Price: 1,865,000 List Price/SqFt: 172.77	Listing Member: Kristy L Aasheim License # ND2451015 Listing Office: eXp Realty License #

Public Remarks: Discover over 10,000 square feet of endless possibilities in this exceptional commercial property. Boasting expansive parking and nearly 10 acres for potential expansion, this versatile space is primed for a myriad of business opportunities. Previously operating as a bar, grill, and catering venue, the property features a gorgeous outdoor patio overlooking the stunning Yellowstone River, creating a perfect setting for any event. With its picturesque location and ample space, this property is an ideal choice for a wedding venue, event center, or hunting lodge. Enhancing its appeal, the property currently holds a full liquor license with gaming, available for sale separately at \$350,000. This license can be included with the building through a separate offer, adding significant value and opportunity for the new owner. The facility's current assets will also be sold separately, but can be negotiated within an offer, allowing for a seamless transition and immediate operational potential. This newly built facility is a rare gem with unmatched potential. Whether you envision hosting grand events, providing a serene retreat, or creating a vibrant social hub, this property offers the perfect canvas to bring your vision to life. Reach out today before this incredible opportunity is gone!

Listing courtesy of:



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