



Sinclair Station & Airbnb Cabins Package

Cooke City, Montana

Property Highlights

- Turn-key Business for sale in Cooke City with all FF&E
- Located at the iconic North East corner of the gate to Yellowstone National Park (140,000 plus vehicles at NE gate per year)
- Located on a prime corner lot with easy access and great frontage
- Includes cabins for Airbnb <https://airbnb.com/pidexcabins>
- Room for expansion and development with extra commercial lots
- Extra rental units above C-Store (excellent for staff housing) and additional retail space that store leases to tenants year round
- Cabins and apartment rentals to be sold furnished

Property Description

Introducing an exceptional opportunity for hospitality investors: a 2,805 SF building, built in 1999, and strategically located in Cooke City. Nestled at the iconic Northeast corner of the gateway to Yellowstone National Park, this property sits on a prime corner lot offering excellent frontage.

OFFERING SUMMARY

Sale Price:	\$1,799,999
Lot Size:	21,500 SF
Building Size:	2,950 SF

DEMOGRAPHICS	30 MILES	60 MILES	100 MILES
Total Households	117	23,141	146,027
Total Population	399	56,925	369,251
Average HH Income	\$104,896	\$95,985	\$108,352

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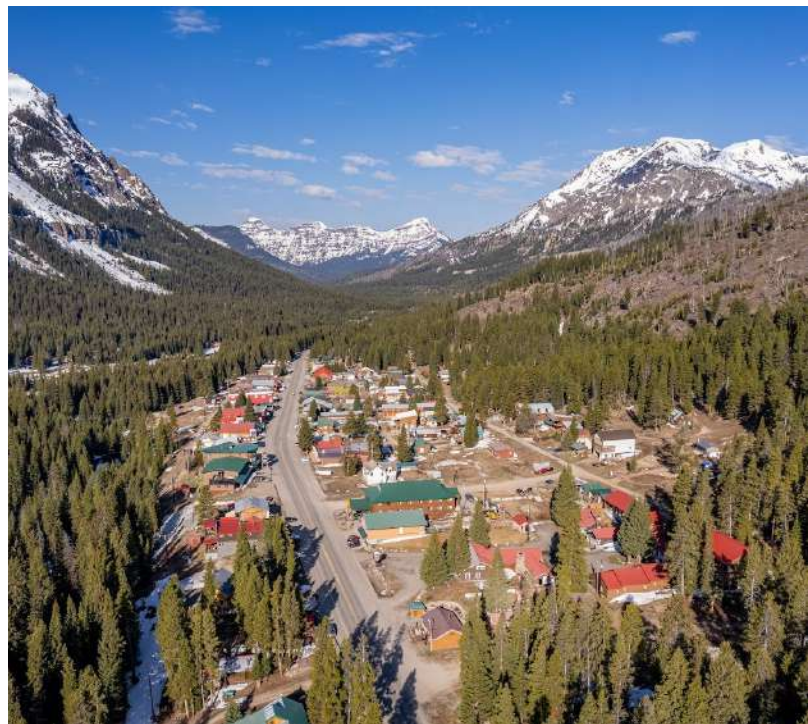




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Located just northeast of Yellowstone National Park, the communities of Cooke City and Silver Gate serve as a gateway to Yellowstone National Park and are breathtaking and adventurous places to live. These two communities bustle in the summer and winter seasons when visitation to the Park and surrounding public lands and peaks. Summer brings hikers, motorcyclists, fly fishers, and wildlife watchers. Ample snow and long winters draw snowmobilers plus backcountry and back country skiers. The off seasons offer an entirely different pace when things ease into a true sense of quiet and solitude balanced by an active community of year-round locals. Cooke City is located on the famous Beartooth Highway.



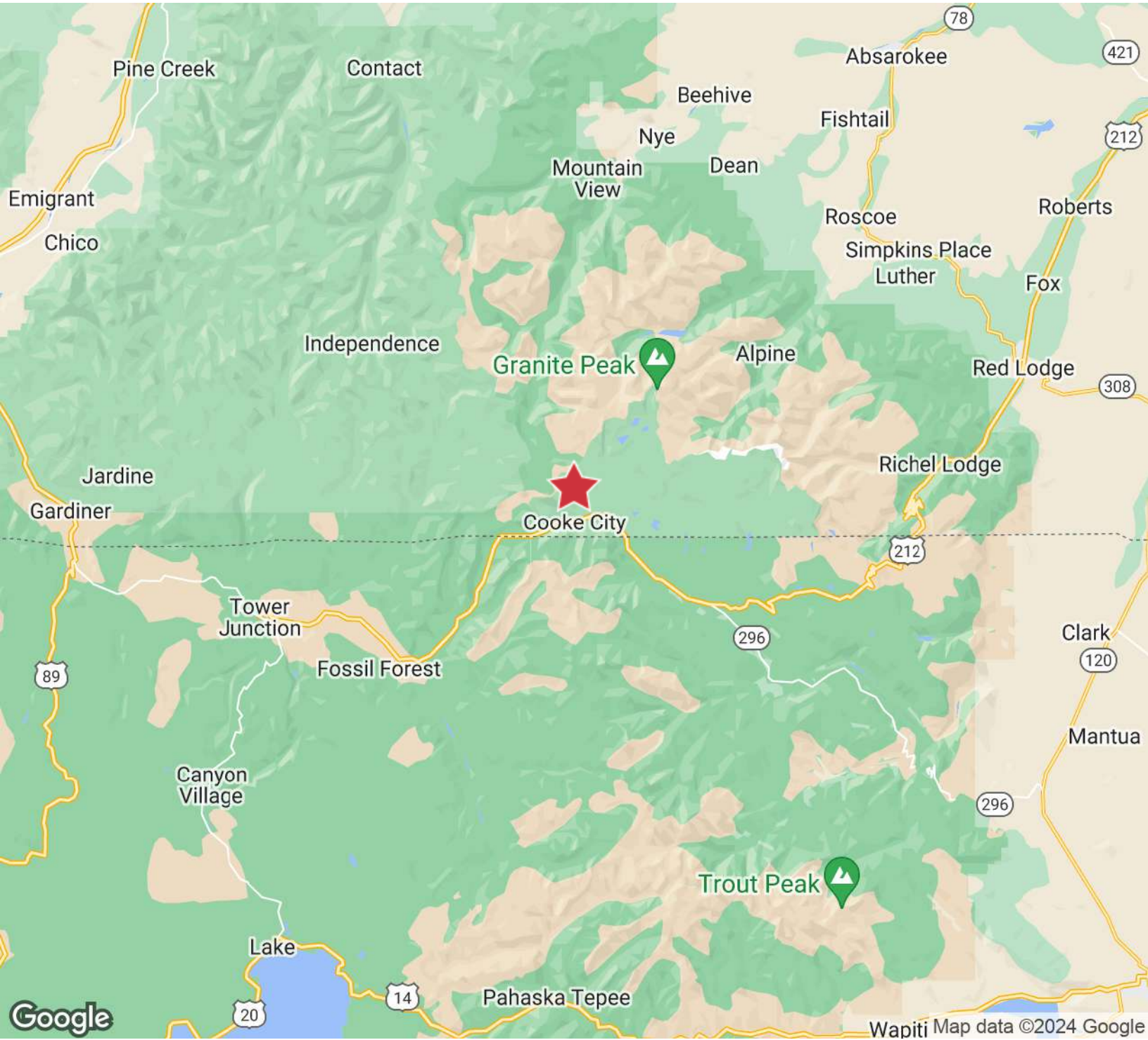
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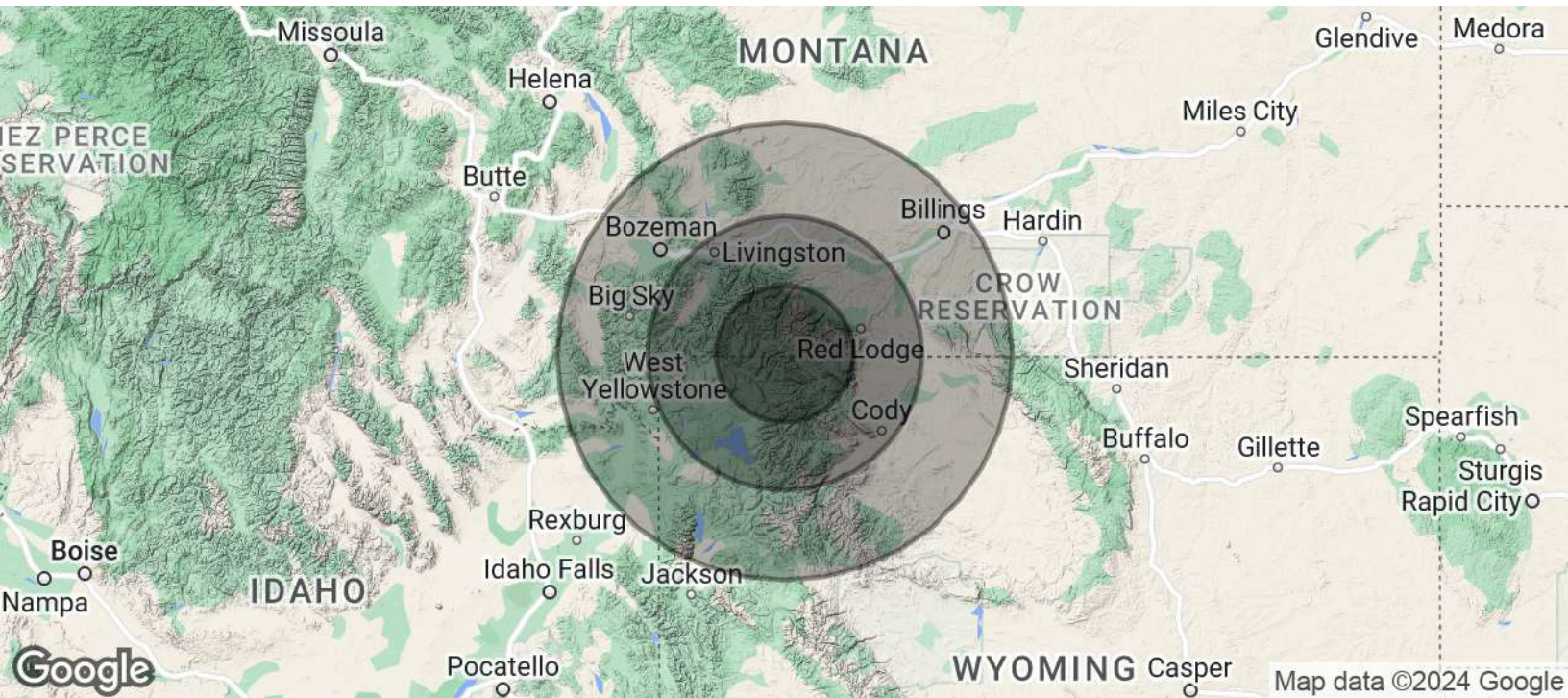




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POPULATION	30 MILES	60 MILES	100 MILES
Total Population	399	56,925	369,251
Average Age	51	45	41
Average Age (Male)	51	44	40
Average Age (Female)	51	45	41
HOUSEHOLDS & INCOME	30 MILES	60 MILES	100 MILES
Total Households	117	23,141	146,027
# of Persons per HH	3.4	2.5	2.5
Average HH Income	\$104,896	\$95,985	\$108,352
Average House Value	\$682,572	\$473,792	\$523,554

Demographics data derived from AlphaMap



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