

3 North Bar & Grill

8369 MT Highway 3 North
Acton, Montana 59002

Property Highlights

- 3 North Bar & Grill
- Well established Bar & Restaurant For Sale
- 5,800 square feet with 2.75 acres
- Large lot with room for expansion for outdoor events
- Beautifully designed with Class A finishes
- All Furniture, Fixtures, and Equipment included plus full Beverage License with Gaming
- Restaurant seating capacity 200 plus patio and casino
- High exposure to traffic on Highway 3 North and great parking
- Digital sign and ATM included in sale
- Camera and Security System
- New Point of Sale Software with four stations
- Very large full commercial kitchen with excess amounts of storage
- Financials available to qualified Buyers
- NDA Required
- Contact Sales Agent for more details

Virtual Tour

- <https://my.matterport.com/show/?m=res879Y1tMo>

OFFERING SUMMARY

Sale Price	\$1,200,000
Lot Size	2.75 Acres
Building Size	5,824 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
10 Miles	22,511	\$141,180
30 Miles	175,659	\$98,780
45 Miles	191,992	\$98,591

VIEW PROPERTY VIDEO

For more information

Tyler Samson

O: 406 294 6309

tsamson@naibusinessproperties.com

For Sale

3 North Bar & Grill

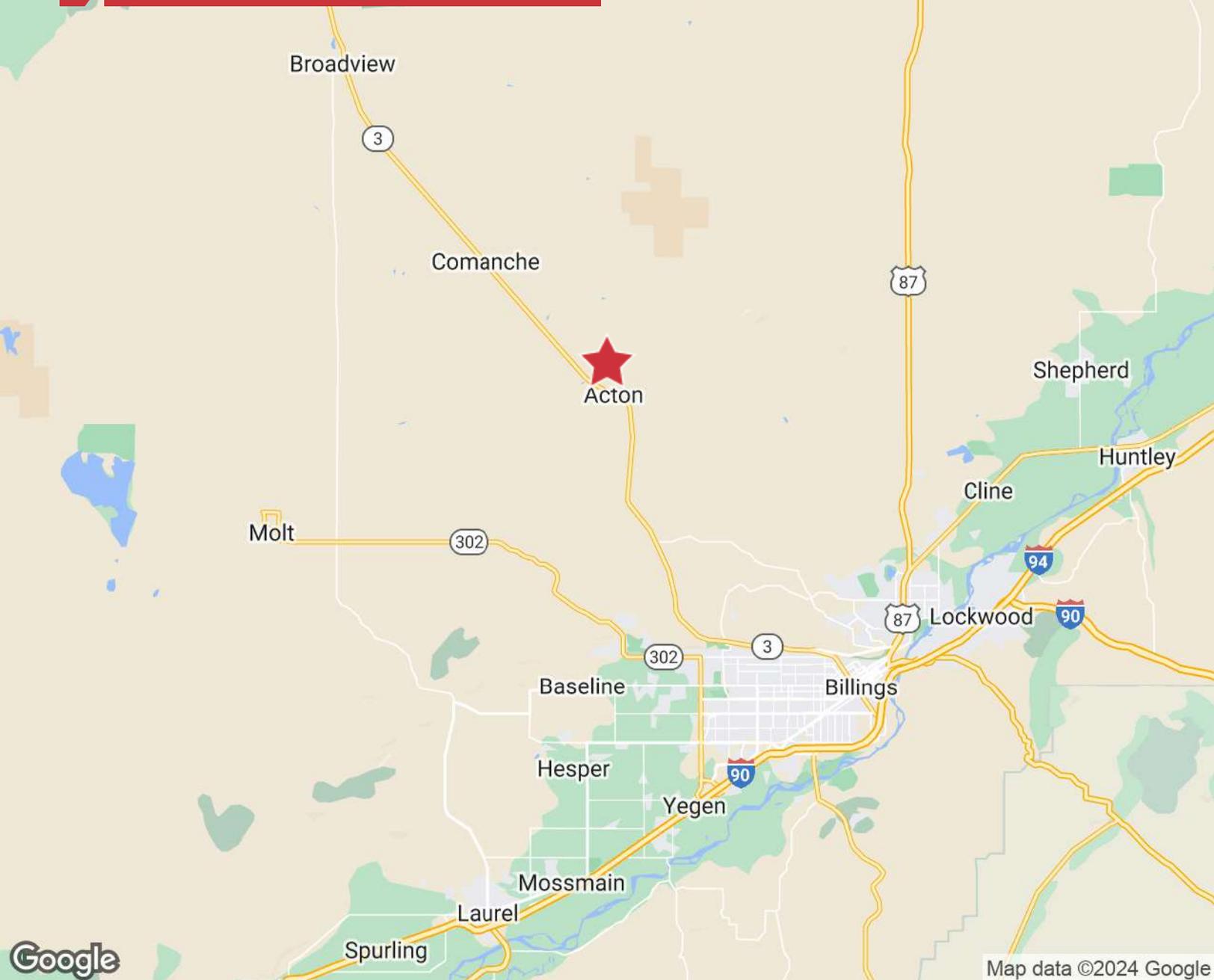
5,824 SF | \$1,200,000



For Sale

3 North Bar & Grill

5,824 SF | \$1,200,000



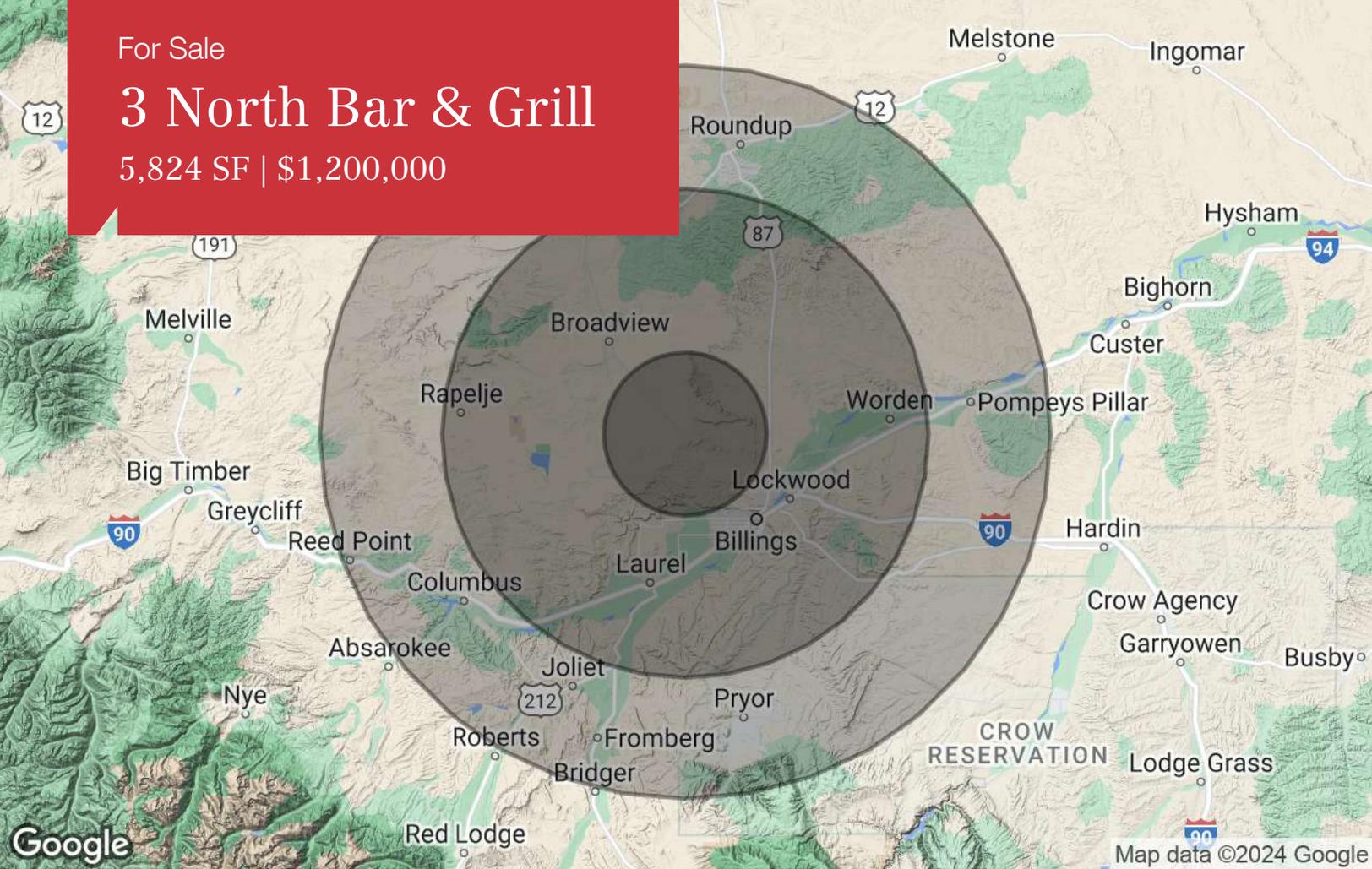
Location Description

Located 15 miles north of Billings on Highway 3 North with high exposure to traffic.

For Sale

3 North Bar & Grill

5,824 SF | \$1,200,000



Population

	10 Miles	30 Miles	45 Miles
TOTAL POPULATION	22,511	175,659	191,992
MEDIAN AGE	43	41	41
MEDIAN AGE (MALE)	42	40	40
MEDIAN AGE (FEMALE)	44	42	42

Households & Income

	10 Miles	30 Miles	45 Miles
TOTAL HOUSEHOLDS	8,670	72,196	79,034
# OF PERSONS PER HH	2.6	2.4	2.4
AVERAGE HH INCOME	\$141,180	\$98,780	\$98,591
AVERAGE HOUSE VALUE	\$554,379	\$418,973	\$417,897

Race

	10 Miles	30 Miles	45 Miles
% WHITE	95.0%	91.2%	91.5%
% BLACK	0.5%	0.9%	0.8%
% ASIAN	1.0%	0.9%	0.9%
% HAWAIIAN	0.1%	0.1%	0.1%
% INDIAN	1.9%	5.0%	5.0%
% OTHER	1.6%	2.1%	1.9%

Ethnicity

	10 Miles	30 Miles	45 Miles
% HISPANIC	4.8%	6.8%	6.6%

* Demographic data derived from 2020 ACS - US Census