

SALE

1 N CLARK ST

1 N Clark St Park City, MT 59063



SALE PRICE

\$174,000

Todd Sherman

(406) 570-8961

todd@cbcmontana.com

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PROPERTY HIGHLIGHTS

- Prime Location – Established convenience store with gas pumps in the heart of Park City, MT.
- Diverse Inventory – Offers groceries, beverages, tobacco products, and lottery tickets.
- Spacious Layout – 3,000 sq ft of well-organized retail space for efficient operations.
- Trusted by the Community – Long-time owner with a strong, loyal customer base.
- Turnkey Opportunity – Ideal for buyers seeking a stable business with growth potential.
- *Building & business can be sold separately.

LOCATION DESCRIPTION

Located in Park City, MT, this well-established convenience store features two gas pumps and a 3,000 sq ft retail space. The store offers a wide variety of groceries, beverages, tobacco products, and lottery tickets, serving as a one-stop shop for locals and travelers alike. With a long-time local owner and a loyal customer base, this business presents a strong opportunity for a new owner to step into a stable and community-supported operation

OFFERING SUMMARY

Sale Price:	\$174,000
Lot Size:	32,107 SF
Building Size:	3,000 SF

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TODD SHERMAN

Commercial Realtor

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MT #54530

PROFESSIONAL BACKGROUND

Todd Sherman is a Licensed Commercial Realtor in Billings, Montana for Coldwell Banker Commercial. Todd has spent his career in the real estate industry throughout Montana helping his clients acquire and sell Businesses, Casinos, Convenience stores, Industrial properties, Land, Mobile-Home parks, Multi-Family, and Retail properties. He also works with Landlords and Tenants to negotiate leases in Industrial, Office, Restaurant, and Retail. His accomplishments include Rookie of the Year, Top Associate Producer of the Year, and Bronze Distinction of Excellence Top 10% of Coldwell Banker Commercial Internationally the last 3 years in a row. Todd graduated from University Of Oregon with a Bachelor of Science in Business Communications.

EDUCATION

University of Oregon

BS in Business Communications

MEMBERSHIPS

Board Member: Big Sky Economic Development Association

Board Member: Billings Home Builder Association

Board Member: Sustainable Montana

Active Member Downtown Billings Rotary Club

Active Member of Western States Petroleum Association

Active Member of Montana Tavern Association

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