

6201 Brewery Way, Lolo, MT 59847

ListingMLS#: **30024027**Status: **Active**Recent: **04/28/2024 : New Listing**Prop Type: **Commercial Sale**Sub Type: **Building w/Land**Price: **\$3,875,000**DOM/CDOM: **1/177**

1 / 60

Unit: _____ Geocode: **04209226303137001**
 City Limits: **Yes** County: **Missoula**
 Yr Built: **2013** Subdiv: _____
 Lot Size: **0.71 ac/Public Rec** \$/SqFt: **\$567.27**
30,928 sqft Tot Bldg SqFt: **6,831**

Business Details

Gross Income Range: **Over \$1 Million**
 Business Type: **Bar/Tavern/Lounge, Restaurant**

Occupant Type: **Owner****Interior Features**

Flooring: _____

Basement: **No****Exterior Features**

Construction: _____

Stories Abv Grnd: **One, Two**Waterfront: **No**Foundation: **Poured Concrete**

Community Feat: _____

Systems & Utilities**Public Remarks**

Situated in the thriving town of Lolo, Montana, Lolo Peak Brewery represents a rare and exceptional investment opportunity within the craft beer and culinary industry. With its strategic location, loyal clientele base, and comprehensive offerings, Lolo Peak Brewery stands the cornerstone of the Lolo food and beverage scene. With an asking price of \$3,875,000, this establishment encompasses not only the brewery and restaurant but also includes the entirety of the property, land, and the esteemed City of Missoula Beer & Wine license w/ a gaming endorsement. This inclusive package provides an unparalleled entry point into the dynamic culinary landscape of Lolo. ...

Legal/TaxesAssessor #: **0414336001**SID(s) Included: **No**Covenant: **Unknown**Zoning: **/**

SID Annual Amt: _____

School Dist: _____

Taxes: **\$3,067**

SID Est Tot Payoff: _____

Tax Year: **2023**

SID Features: _____

Legal Desc: **PONDEROSA TRAIL CONDOS, S26, T12 N, R20 W, UNIT 1**

Lease Term Remarks: _____

Agent/Broker InfoList Office: **[Eagen Real Estate](#)**Office Phone: **406-542-1811**Office Fax: **406-542-6648**Address: **P O Box 7133, Missoula, MT 59807**Co List Off: **[Alpine Realty, Inc.](#)**List Agent: **[Jessie M Eagen](#)**Contact #: **406-542-1811****jessie@jessieeagen.com**LA License #: **RRE-BRO-LIC-8043**Co List Agt: **[Dorene Sain](#)****Showing**

Lock Box Desc: _____

Lock Box Loc: _____

Sign On Property: **Yes**Showing Requirements: **Appointment Only, Contact List Agent/List Office**Directions: **From US 93 turn west on Ridgeway Dr****Listing/Contract Info**Owner Name: **Ponderosa Trail****Townhomes LLC**Buyer Agency Comp: **2 %**Dual Variable Comp Y/N: **No**

Owner Phone: _____

Agent Owned: **No**

Adjacent Owners: _____

Listing Service: **Full Service**

Land Lease Y/N: _____

Buyer Financing: _____

Buy Fin Closing Entity: _____

Buy Fin Owner Fin % Down: _____

4/29/24, 8:47 AM

Matrix

Sub Agency: **Yes**

Financial Info:

Listing Contract Date: **04/28/2024**

Special Listing Conditions: **Standard/None**

Listing Service: **Full Service**

Listing Agreement: **Exclusive Right To Sell**

Sellers Pref Title Co: **Flying S**

Possession: **Close Of Escrow**

Expiration Date: **10/28/2024**

Buy Fin Owner Fin To Down:

Buy Fin Owner Fin Tot Pymt:

Orig List Price: **\$3,875,000**

Under Contract Date:

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.