

111 FRONT STREET, Fort Smith, MT 59035

Listing

Commercial
ML# 280504 Expired

111 FRONT STREET
Fort Smith, MT 59035

LP \$1,200,000
OrgLP \$1,200,000

Type:	Business Opportunities		# Parking:	10
Area:	(18) Fort Smith		# Bldgs:	
County:	Big Horn		# Stories:	1
Subdiv:	FT. SMITH TRAILER COURT		Alley:	Yes
Zoning:	See Remarks		Cell Hgt:	0
Year Built:	2005		Sidewall:	
# Wtr Metr:	# Gas Metr:		# Amps:	
# Elec Metr:	Elec Phase:		Volts:	
Gross SqFt:	Rail:		Road Front:	0
Office SqFt:	Retail SqFt:		Sh/Whse SqFt:	0
Acres:	Land SqFt:	10,715	Alley:	Yes
Taxes:	Annual SID:	\$0	SID Payoff:	\$0
Tax ID:	000K096900			



Public Remarks: Successful, reputable fly fishing business, lodge and manager's quarters for sale in Ft. Smith, home of the Big Horn River and world renowned blue ribbon trout fly fishing. Sale includes Montana Fly Fisher's Leaning Tree Lodge on approximately .27 acres with 8 beds, 4 baths, family style dining, ample parking, a large data base of repeat clientele, & a remodeled home w/garage on 3 lots only a short distance from the lodge for managers/owners. Business & lodge can be purchased alone for \$950,000.

Private Remarks: Confidentiality, Non-Disclosure Statement must be signed by any interested buyers/buyer's agent before any financials will be shared. Outstanding 25 year reputation for this fly fishing lodge/outfitting business. Call LA for appointment or questions.

Directions: FLY FISHING LODGE, OUTFITTING BUSINESS, MANAGER'S HOME LOCATED IN FT. SMITH/YELLOWTAIL, MONTANA. Call Listing Agent for specific information and directions to business or to receive Non-Disclosure Agreement.

Business Information

Bus Type:	Fishing Lodge, Home, Outfitting		
Gross Inc:	Oper Exp:	Net Inc:	\$0
Franchise:	Restr:	Insur:	
		Year Est:	1992
		CAP Rate:	

Lease Information

Type:	Leased:	No	Amount:	Deposit:
From:	To:		Leased Equipmt:	
Retail \$/SqFt:	Office \$/SqFt:		Sh/Whse \$/SqFt:	

Legal Description: FORT SMITH TRAILER COURT, S16, T06 S, R31 E, BLOCK I, LOT 009-011, 11712 Sq.Ft., Plus LOTS 24-26 C Street and 1978 Champion Atlantic S/N 4790013184

Built Info:	Established	Present Use:	Hotel, Professional Service, Restaurant
Prkg Desc:		Misc/Equip:	
Road Surf:	Gravel	Occupancy:	Multiple
Bldg Type:	Mixed	Heating:	Electric Baseboard, Gas Forced Air, Natural Gas
Loading:		Cooling:	Central
Construction:		Sewer:	Other
Roof:		Water:	Community
Sales Includes:	Building, Business, Equipment, Inventory, Land, Sign		

List Agent:	Barbara Kent (kentb125)	LAgt Ph:	406-581-3809	LAgt Cell:	406-581-3809
List Office:	Montana Roots Realty (MRR01)	LOfc Ph:	406-581-3809	SOC:	2.5
CoList Agent:	Tina Power (powert125)	CoLAgt Ph:	406-698-9090	CoLAgt Cell:	406-698-9090
Owner:	STRODA 000-000-0000	Occupant:	GUESTS 000-000-0000		
Show Instr:		ID:	Yes	Lock Box:	
Finance Type:	Cash, New Loan	List Date:	11/05/2017	Expire Date:	10/22/2018
Possession:	At Closing	DOM:			
Virtual Tour:	https://www.propertypanorama.com/instaview/bmt/280504				