

\$1,480,000 - 3189 Hwy 83 N, Seeley Lake

MLS® #21900413

\$1,480,000

Bedroom, Bathroom, 8,799 sqft
Commercial Sale on 1.60 Acres

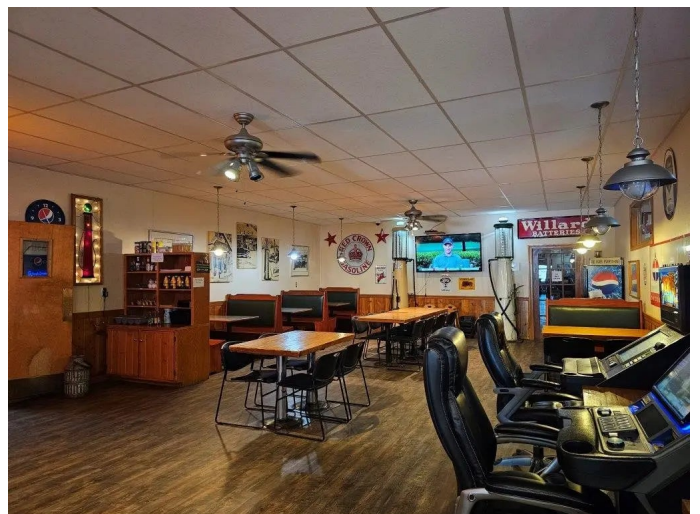
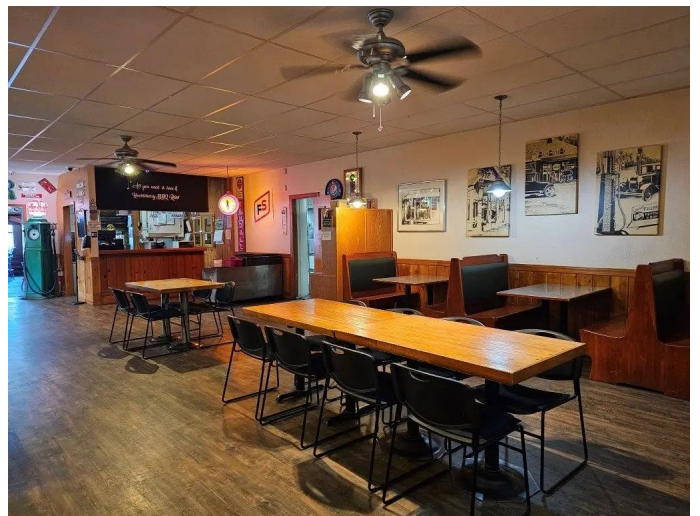
Coyle Addition, Seeley Lake, MT

Remarks: The Filling Station Bar, Grill & Casino on the Glacier Park Highway in the heart of Seeley Lake is filled with opportunity. The Filling Station is a well-established business & is well run & profitable. The sale includes an all beverage license with gaming, all fixtures & business equipment. Situated on 1.6 acres, the Bar, Grill, Casino building also includes commercial storefronts that are leased out for additional income & a detached laundromat facility. The business is offered with an option to purchase the adjacent owner's residence with 1.97 acres which includes vacant land that has amazing development potential as it is serviced by the Seeley Lake Mutual water District. The Seeley Lake Comprehensive Plan designates this property as 4 units/ acre (subject to Missoula County approval). The home is 1790 sf, has 3 BR & 2BA & a fenced yard & may be purchased in conjunction with the business. Seeley Lake, MT is located near the Bob Marshall Wilderness Area & the Blackfoot River with extensive customer base created by extensive tourist traffic to the lakes in the summer & winter business that is advanced by the hundreds of miles of groomed snowmobile trails around Seeley Lake.

Built in 1960

Essential Information

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Price	\$1,480,000
Square Footage	8,799
Acres	1.60
Year Built	1960
Type	Commercial Sale
Sub-Type	Retail
Status	Active

Community Information

Address	3189 Hwy 83 N
Subdivision	Coyle Addition
City	Seeley Lake
County	Missoula
State	MT
Zip Code	59868

Amenities

Utilities	Electricity Connected, Propane, Phone Connected
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Interior

Interior	Carpet
Heating	Propane, Wall Furnace

Exterior

Exterior Features	Propane Tank - Leased
Lot Description	1.60
Roof	Metal
Construction	Wood Siding, Wood Frame
Foundation	Other

School Information

District	District No. 34
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Additional Information

Date Listed	January 14th, 2019
Days on Market	2422