

\$475,000 - 945 Wyoming Street 145, Missoula

MLS® #30014500

\$475,000

Bedroom, Bathroom, 2,798 sqft

Business Opportunity

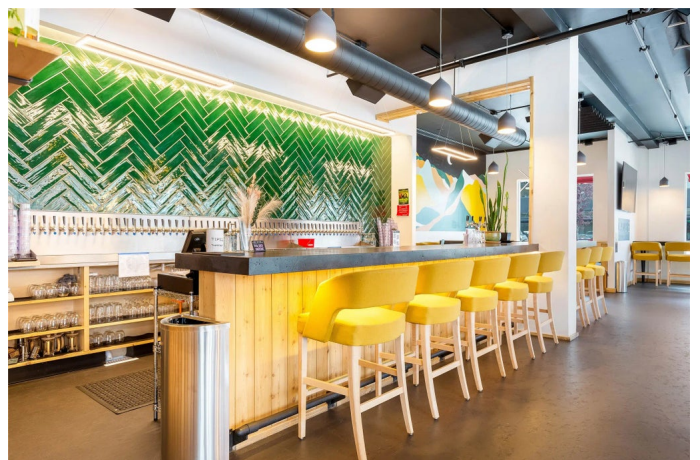
N/A, Missoula, MT

Business/franchise and building are NOT for sale. Beer and wine license and equipment for sale.

Here is your opportunity to get your restaurant up and running, in a fraction of the time compared to starting from scratch. Located in Missoula's Cambium Place, a site that is full of residential and commercial development as well as a planned hotel, you'll find a ground level, corner suite with 2,798 square feet. 1,533 square feet is used for seating, the other 1,265 square feet is found in the kitchen. The site features a capacity of 120 with additional outdoor seating available along the east side of the building.

The space features a 66 tap glycol tap system with pressure gauge on each line, and water hook-ups in the cooler for cleaning each line, as well as a keg lift and nitrogen generator for the tap system. The 280 square foot cooler features a display window, and will hold up to 112 half barrel kegs and 120 cases. The cooler has 85 square feet dedicated for food storage, with convenient entry points in the kitchen and bar area. An additional 55 square feet of storage space is located behind the tap system, and there is a 70 square foot office.

The dining area includes a combination of low and bar seating Jasper chairs, John Boos tables, accent chairs, an entry display and TVs. For outdoor seating, outdoor patio



furniture and propane heaters are included. The dining area includes soundclouds to dim dim, and all lighting fixtures include a dimming system. The space also has a nine-camera system, which includes two 360-degree cameras, and built in speakers.

The kitchen is ready to go, and features a captive air hood with ductwork to the rooftop, which directs airflow from the 36 inch flattop and two electric fryers. You'll find a low-boy cooler with the flattop and fryers, as well as a standard rolling cooler, and a rolling cooler with top roll storage. Additional food storage comes in the form of a two-door upright freezer. A countertop oven, soup warmer, microwave, meat slicer, steam table and heat lamps along two pass-throughs are also included with the sale. Additional pieces in the kitchen include a triple-comp sink with dishwasher hookup, produce washing sink, three hand sinks, and wire racking and storage.

If you have an idea for a restaurant, taphouse, bar, or pub, this is an incredible opportunity to gain footing in a growing area. Save time and resources by coming into a space that is turnkey for your vision!

Essential Information

MLS® #	30014500
Price	\$475,000
Square Footage	2,798
Type	Business Opportunity
Sub-Type	Business
Status	Active Under Contract

Community Information

Address	945 Wyoming Street 145
Subdivision	N/A

City	Missoula
County	Missoula
State	MT
Zip Code	59801

Exterior

Foundation	Poured
------------	--------

Additional Information

Date Listed	October 3rd, 2023
Days on Market	702