

\$899,000 - 56609 Hwy 212, Charlo

MLS® #30018779

\$899,000

Bedroom, Bathroom,
Commercial Sale on 0.32 Acres

N/A, Charlo, MT

*Owner Financing! Seller has made \$20,000 in improvements within the last 6 months. Many updates have been made to improve the building and business in the last few years. Be your own boss! The Charlo Grocery Store is located on Hwy 212 and is locally owned and operated. This turn-key operation sells all the small town needs: pop, beer, produce, meat, and groceries. They have a section of hardware as well as smelt and fishing tackle. Set up with a deli for fresh pizza, ice cream, hotdogs, and more. They make and sell take-and-bake pizzas weekly. Includes a butcher area with a meat slicer, hamburger grinder, and bandsaw all set up to cut and package meat. The sale includes the real estate, building, business, and all the shelving, and walk-in coolers needed to continue operation. Inventory is to be purchased separately. A new computer register system was installed in 2020. Current sellers are a member of Associated Grocery. Hooked to city sewer and water. Street parking is available on Hwy 212 with additional parking behind the store. The attached 3-car garage provides an easy place to unload semis and provides additional storage.

Lots of history in this building. There is an old bank safe with 2' concrete walls on all sides. Office space plus additional rooms and space available if a new buyer is interested in expanding or creating a restaurant. Many updates including wiring and flooring have been done. The seller will consider owner



financing with 20% down, up to 30 years for a qualified buyer.

Built in 1919

Essential Information

MLS® #	30018779
Price	\$899,000
Acres	0.32
Year Built	1919
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	56609 Hwy 212
Subdivision	N/A
City	Charlo
County	Lake
State	MT
Zip Code	59824

Amenities

Utilities	Electricity Connected, Phone Connected
Parking	Alley Access, On Street
View	City, Mountain(s), Residential

Interior

Interior	Hardwood, Linoleum
Heating	Forced Air
Cooling	Other
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Roof	Metal, Rubber
Foundation	Poured, Basement

Additional Information

Date Listed	January 8th, 2024
Days on Market	539
Zoning	See Remarks