

\$400,000 - 13 W Main Street, Cut Bank

MLS® #30024353

\$400,000

Bedroom, Bathroom, 3,924 sqft
Commercial Sale on 0.06 Acres

N/A, Cut Bank, MT

Own a piece of History. The Big Sky Cafe was moved to it's present location around 1921. It has been a focal point for over 100 years & the interior most recently renovated in 2020.

Locals enjoy meeting for their early morning coffee & lunch. The local sport teams meeting up for breakfast after early morning practices. Traveling teams and tourists enjoying the friendly atmosphere. Generations of those who have worked at or filled the seats enjoying the friendly and family atmosphere. Cut Bank sits on the Burlington Northern Railroad line that runs along the Northern United States from Minnesota to Seattle, and was a busy railroad hub in the mid 1900's. The Big Sky Cafe is located about 1/2 block from the Burlington Northern Railroad yard. In the 1950's 60's and 70's many railroad workers came through town and stayed overnight. At that time, the restaurant was kept open 24 hours a day. 7 days a week to accommodate the railroad workers. Cut Bank is located 45 minutes from Glacier National Park with a steady stream of tourists traveling to the Rocky Mountain Front every summer. It is also a growing community with new businesses and residents choosing to make Cut Bank their home. The Big Sky Cafe offers booth, table & chairs, counter with stools with seating up to 78. Renovated in 2020 with all the new equipment purchased & the whole interior of the restaurant was updated: New floors, paint, updated electrical; new bathroom on main floor; new hallway from back entrance, bypassing kitchen; rebuilt stairs



to basement; new AC unit on main side of the restaurant. Above the restaurant are 2 updated apartments; a one bedroom unit and a two bedroom unit. You can live on sight and rent out for additional residual income. Street parking and back parking lot available.

Locals love the small town atmosphere and proximity to Glacier National Park. We live to play here. Enjoy hiking, camping, fishing, hunting, local walking trail, farmers market, market place, brewery & multiple boutique businesses. Make Cut Bank your home while taking ownership a piece of history.

Built in 1930

Essential Information

MLS® #	30024353
Price	\$400,000
Square Footage	3,924
Acres	0.06
Year Built	1930
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	13 W Main Street
Subdivision	N/A
City	Cut Bank
County	Glacier
State	MT
Zip Code	59427

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Connected
Parking	Additional Parking, On Street
View	City

Interior

Interior	Vinyl
Heating	Baseboard, Electric, Forced /
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished, Walk-



Exterior

Roof	Asphalt
Construction	See Remarks
Foundation	Poured, Basement

School Information

District	District No. 15
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Additional Information

Date Listed	May 7th, 2024
Days on Market	528
Zoning	Commercial