

\$2,800,000 - 808 Mineral Avenue, Libby

MLS® #30034323

\$2,800,000

Bedroom, Bathroom, 6,498 sqft
Commercial Sale on 0.43 Acres

N/A, Libby, MT

Discover an incredible opportunity to own a beautifully remodeled 17-room motel, proudly rated #1 in town! This thriving property is perfectly situated in the heart of downtown, and has a stellar reputation. The Evergreen boasts a strong customer base and excellent online reviews. The property features well-maintained gardens enhancing its curb appeal and creating a relaxing environment for guests. Located within walking distance to major amenities, including restaurants, shops, and entertainment, ensuring a steady flow of guests. With a robust reputation and prime location, this is an incredible investment opportunity. The Evergreen is not just a place to stay—it's a thriving business with excellent growth potential. The cap rate is 7%. There is an additional opportunity; the option to buy the house next door which is perfect for an owner-occupied residence or staff accommodation. Please inquire for more details.

Built in 1938

Essential Information

MLS® #	30034323
Price	\$2,800,000
Square Footage	6,498
Acres	0.43
Year Built	1938
Type	Commercial Sale



Sub-Type	Building/Land
Status	Active

Community Information

Address	808 Mineral Avenue
Subdivision	N/A
City	Libby
County	Lincoln
State	MT
Zip Code	59923

Amenities

Utilities	Cable Available, Electricity Available, Electricity Connected, High Speed Internet Available
Parking	Additional Parking
View	Mountain(s)

Interior

Interior	Vinyl, Wood
Heating	Baseboard, Electric, Wall Furnace
Cooling	Wall Unit(s)
Has Basement	Yes
Basement	Crawl Space, Unfinished

Exterior

Windows	Double Pane Windows, Insulated Windows, Window Coverings
Roof	Metal
Construction	Masonite
Foundation	Poured

Additional Information

Date Listed	October 3rd, 2024
Days on Market	365