

\$325,000 - 8 4th Avenue Se, Conrad

MLS® #30038251

\$325,000

Bedroom, Bathroom, 2,664 sqft
Commercial Sale on 0.12 Acres

N/A, Conrad, MT

Dream of having your own "Cheers" type tavern. A great opportunity awaits you in Conrad, MT. Remodeled in 2018, this beautiful bar retained some classic features from its origins. A large U-shaped bar provides lots of seating, a spacious game room with pool table with space that could be dance floor or eating area is a great place for friends to gather. New tile flooring makes for ease of cleaning. A new enclosed patio area has roll up doors to enjoy the outdoors during nice weather. Other areas include an office, work room, and a storage area. Men's and women's bathrooms have been updated. Roof redone along with the other updates.

Liquor license is included in the sale. Buyer must get state approval for transfer of license. A separate entrance leads upstairs to 3 apartments that are in need of updating/remodeling which could be potential rental income.

The unfinished basement houses the furnace, hot water heater, and can drop area.

see additional details Equipment included: pizza ovens, walk in cooler, chest freezer, blender and more. All glass wear, tables, chairs, barstools are included in the sale. Parking available curbside or in parking lot across alley.

Built in 1928

Essential Information



MLS® #	30038251
Price	\$325,000
Square Footage	2,664
Acres	0.12
Year Built	1928
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active Under Contract

Community Information

Address	8 4th Avenue Se
Subdivision	N/A
City	Conrad
County	Pondera
State	MT
Zip Code	59425

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available
Parking	Additional Parking, On Street, See Remarks

Interior

Interior	Tile
Heating	Forced Air, Gas
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Lot Description	60x90
Foundation	Poured, Basement

School Information

District	District No. 10
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Additional Information

Date Listed	December 17th, 2024
Days on Market	196
Zoning	Commercial