

\$399,000 - 602 Dewey Avenue N 3, Eureka

MLS® #30055967

\$399,000

Bedroom, Bathroom, 1,108 sqft
Commercial Sale

N/A, Eureka, MT

Prime commercial opportunity in Eureka, Montana.

Currently configured as a restaurant, this property includes an on-premises restaurant beer & wine license, a Type 1 commercial hood system, & a variety of restaurant equipment—providing a turnkey opportunity for your next venture.

The building offers 1,108 sq. ft. of interior space plus a 300 sq. ft. composite deck, ideal for additional seating or outdoor events.

Features include prominent signage, easy access, two shared bathrooms, and ample parking with both street spaces and a rear parking lot.

Eureka's limited commercial zoning also allows for alternative uses, making this a flexible investment opportunity. Located along the town's main drive, the property benefits from excellent visibility, steady foot traffic, and a prime spot for tourists and travelers heading north or south across the border.

An adjacent unit is also available for purchase and can be seamlessly combined with this property for expanded space (MLS #30055966). Unit 3 is one of 6 total units located on the main level of the building. HOA is \$1500 a year and includes water, trash, building insurance, underground sprinklers, building maintenance and repairs (within reason). Roof was replaced in 2020. Logs were restained in 2020.

City Restaurant beer and wine license is an on



premises license only and is included in the listing price. License is for 60 people (does not include gambling).

If property is sold for the use of a restaurant seller has a variety of restaurant equipment that he is willing to work into the purchase.

Those items are not currently on the property but can be arranged to be seen.

Owner is a licensed real estate agent.

The buyer must be approved by the state for the beer and wine license.

Built in 1998

Essential Information

MLS® #	30055967
Price	\$399,000
Square Footage	1,108
Year Built	1998
Type	Commercial Sale
Sub-Type	Retail
Status	Active

Community Information

Address	602 Dewey Avenue N 3
Subdivision	N/A
City	Eureka
County	Lincoln
State	MT
Zip Code	59917

Amenities

Utilities	Electricity Connected, High Speed Internet Available, Phone Connected, Separate Meters
Parking	Additional Parking, On Street

Interior

Heating	Ductless, Heat Pump
Cooling	Central Air
Basement	Daylight

Exterior

Roof	Asphalt
Construction	Wood Siding, Wood Frame
Foundation	Poured

Additional Information

Date Listed	August 22nd, 2025
Days on Market	45