



**COLDWELL  
BANKER  
COMMERCIAL**

CBS

**FOR SALE**

**1557 MAIN BOULDER ROAD**

McLeod, MT 59052

AVAILABLE SPACE

3,600 SF

ASKING PRICE

\$639,300

AREA

Located right off the Main Boulder Rd. with spectacular views of the Boulder Valley. Tons of recreational traffic, along with consistent local traffic. Fishing, Hunting, Rafting, Off-Roading capabilities abound throughout the valley. Livingston, MT only a 25 minute drive away via Swingly Rd, as well.

CBCMONTANA.COM



**Saloon with Attached Dwelling**

Brian Williams  
406 930 1750  
brian@cbcmontana.com

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**COLDWELL BANKER COMMERCIAL**  
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SALE

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## OFFERING SUMMARY

Sale Price: \$639,300

Video Tour: <https://tinyurl.com/3vaj56cj>

3D Tour: <https://tinyurl.com/2xbzz66c>

Building Size: 3,600 SF

Price / SF: \$177.58

## PROPERTY OVERVIEW

\*"Holly's Roadkill Saloon" for sale in McLeod, MT just 15 minutes south of beautiful Big Timber, MT. Owner just celebrated her 10 year's of ownership anniversary!

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\*Fully functioning bar/kitchen on Main Level and a beautifully remodeled 2-Bed/2-Bath dwelling below; could either rent or owner-occupy. Large garage/storage space below the dwelling, as well, with large 2-car garage door.

\*All Beverage Montana Liquor License with Gaming Included (additional All Beverage Liquor License available separately, as well)

\*All commercial equipment, furniture, kegs, etc. are included. Any inventory to be extra.

\*Current hours of operation are relatively limited (Fri-Sun, 3-10pm) and the current owner fully closes in the winter to play/vacation. Lots of ability to expand seasons/days/hours to increase revenue with limited additional overhead.

\*Four (4) RV Hookups that rent for \$750/month. Lots of ability to expand this offering to nightly stays (weekly/monthly only right now) and also room for two additional hookups with minimal added infrastructure, for 50% more revenue potential.

\*Financials available with a signed NDA. Business is still fully operational, so please no self-showings/on-site solicitations without please contacting the listing agent (Brian Williams) on his cell phone first at (406) 930-1750.

\*Don't miss out on this phenomenal opportunity to own an iconic business with live-in capabilities in the beautiful Boulder Valley!

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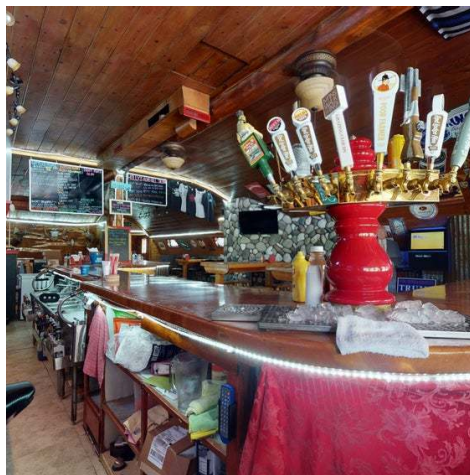




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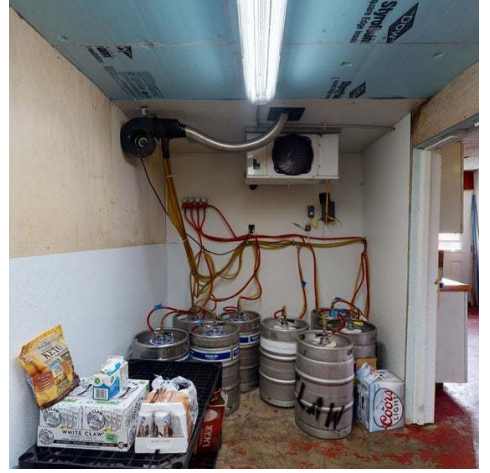




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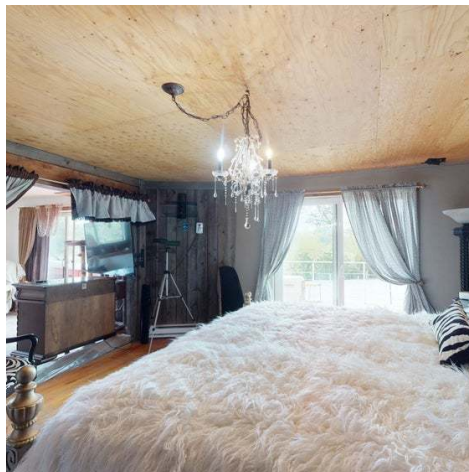
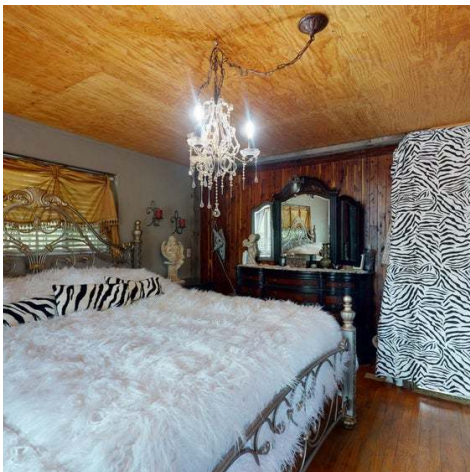




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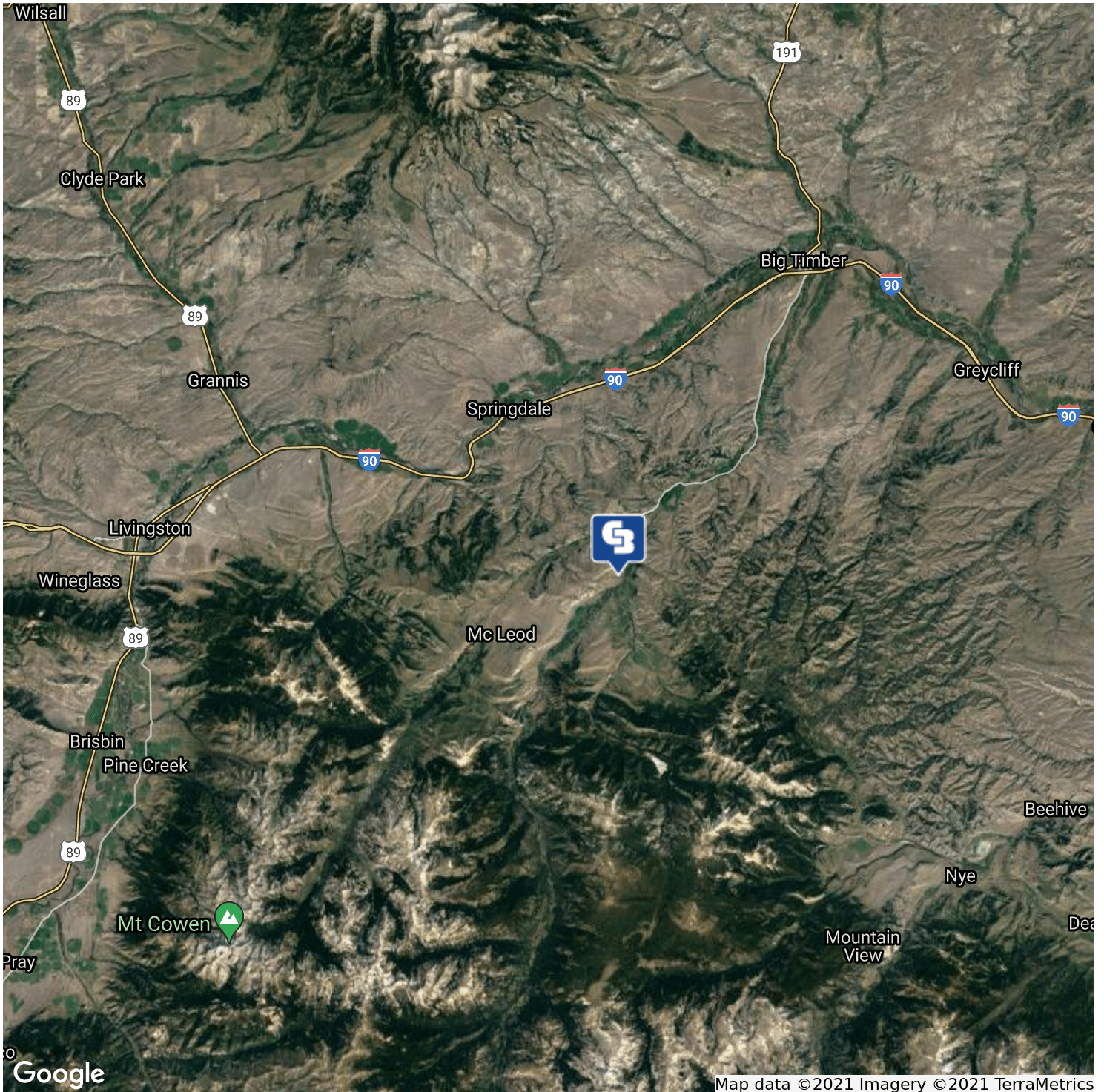




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