

COMMERCIAL DIVISION



DELL MERCANTILE

DELL, MONTANA
MLS# 220827

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By keeping the Evaluation Material for any purpose, you thereby agree to these provisions and we will proceed accordingly. In the event that you are not able to agree to these terms, please return the Evaluation Material to us immediately.

SUMMARY

Situated on 2 parcels is this universal enterprise ready for a new owner. One parcel is 2.41 acres and contains the Dell Mercantile an established convenience store and refueling station located approximately 40 miles to Dillon and 40 Miles to Dubois. It is directly between the larger cities of Idaho falls, Idaho (1.5 hours) and Butte (1.5 hours) making it an optimum place for travelers to fuel up while driving I-15.

The second lot is a sizable 4.99 acres and includes a hospitality business consisting of three cabin rentals, R.V. hookups and laundry facilities. These facilities are usually booked a year in advance throughout hunting season.

Both lots combined provide the future owner with over 7.4+/- acres of commercial space delivering a substantial amount of parking and room to expand any type of operation.

There is great visibility from the Interstate no matter which way the traffic is flowing. This is a chance to own a very well established multi-business in the Centennial Valley. This convenience **complex is diverse, established, profitable, viable & visible. It includes numerous profit generating vocations: Gas/diesel sales, merchandise sales, post office, fish and game licensing sales, cabin rentals, R.V. hookups, food and drink and beer & wine sales.**

The potential is endless here with 7.4 acres for expansion centered on the interstate between Dillon and Dubois. A universal enterprise with updated retail technology, reduced operating costs & credible leases.



EXECUTIVE SUMMARY OF OFFERING

LEGAL DESCRIPTION

DELL CENTER MINOR SUB, S09, T13 S, R09 W, Lot 3A, ACRES 2.41, (PT DELL ORIGINAL TOWNSITE 1342BR TRACT 3) and DELL CENTER MINOR SUB, S09, T13 S, R09 W, Lot 3B, ACRES 4.99

PROPERTY LOCATION

24 Main Street, Dell Montana

PROPERTY BRIEF

Convenience Store, Fuel Station, Cabin Rentals, Laundry Facilities, R.V. Site and United States Post Office Location.

Inventory available by additional treaty. This offering is for the businesses, land and structures associated with Dell Mercantile.

PROPERTY DESCRIPTION

Dell Mercantile Center is a Site Plan Approved, 7.5 acre, fully engineered developed site at the NW corner of Main Street and Red Rock Road S off Interstate 15 in Beaverhead County, Montana.

The majority of the acreage is cleared and level, and is appropriately designated and zoned for commercial development and compliant with all state and federal regulations mandated for the fuel service industry.

The complex is centered around a main building consisting of approximately 5000+/- square feet of usable indoor space and the fuel pumps located beneath a canopy. This portion of the offering is located on Lot 3A. To the south of the main building and pumps are three fully furnished cabins, 3 R.V sites and a laundry facility.

The main building houses the United States Post Office. Government leases to transfer to new owner at time of sale.

PRICE:

Offered at: \$689,500 (Six Hundred Eighty-Nine Thousand and Five Hundred Dollars)

TERMS:

Cash or New Financing to Sellers; Ownership to be provided after all documents are filed and recorded with Beaverhead County.

Inventory available by additional treaty. Tax returns and profit and loss data available upon request.

EXECUTIVE SUMMARY OF OFFERING

PROPERTY TYPE:

Commercial or Residential. Town of Dell does not have any zoning.

CONSTRUCTION:

The main building was built in 1973 with stick build construction. It was added onto with an 1200+/-sf addition in 2007 which includes a bay door and a power lift system. The building is handicapped accessible and compliant.

The cabins and laundry facility were built in 2012 with log construction. Each cabin is capable of sleeping five adults and they are approximately 600+/-sf each and include a loft and a porch.

ROOF:

Metal and Composite roofing materials used throughout the compound.

HEATING AND AIR SYSTEM:

HVAC for the store building is ran on propane. Cabins are warmed with electric heaters.

LAND SIZE:

2 parcels: Parcel 3A is 2.41 acres & Parcel 3B is 4.99 acres or 322,344 sqft.

NUMBER OF STORIES:

All buildings are one story with some attic and/or loft space.

UTILITIES:

Vigilante Electric provides power
Main building includes a 3 phase 20 Amp service
PSI provides propane
3 Rivers Communications provides telephone and high speed internet
Trash is taken to a dump site provided by the county
All facilities are on a private well
All facilities are on a private septic system

PARKING:

75+ parking spaces available. Additional space may be used for semi-truck parking.

NUMBER OF UNITS/BAYS

2 electronic double sided pumps with electronic remote control per hose.

EXECUTIVE SUMMARY OF OFFERING

OCCUPANCY:

Cabins have an occupancy maximum of 5 adults. They are rented out at a rate of \$125/night with a \$10 additional fee per person.

TELECOMMUNICATION/WIRING:

DSL due to be complete by August 2017 by 3 Rivers Communications.

INCENTIVES GIVEN:

Fuel provider offers 1% rebate on ever gallon sold (2017 rate)
\$3,500 rebate for new pumps provided in 2016

PROPERTY TAXES:

\$4,206.55

CURRENT EMPLOYEES:

1 full time store employee, 1 post office employee and 5 part time employees

AMENITIES:

Walk in coolers
Walk in Freezer
Canopy
Electronic fuel pumps
New POS system
Concrete pad
Two 10,000 gallon fiberglass reinforced plastic tanks
One 8,000 gal gallon fiberglass reinforced plastic tank
One 5,000 gal gallon fiberglass reinforced plastic tank
New lifetime floor in main building
3 phase 20 Amp service
DEQ compliant
Handicap compliant
Fish, Parks and Wildlife lease
United States Post Office lease

LOCATION

Nestled between the Blacktail and Tendoy mountains in Beaverhead County you'll find the ranching community of Dell, Montana. And boy does this village live up to its picturesque name.

Dell began as one of the many towns along the Utah and Northern Railroad and continued as a supply center for the ranchers in the area. Like many of its neighbors, Dell serves as the gateway for scenic drives through virtually untouched Rocky Mountain landscapes and cross country hauls from Canada to the lower states from every type of traveler imaginable.

The complex is nestled in the valley and minutes away from the mountains that give Montana its legendary reputation for outdoor recreation opportunities. This has to be one of the most scenic areas of Southwest Montana.

Despite the frontier-charm supplied by this property, it is truly a hub for the southern tip of the state. There is great visibility from the Interstate no matter which way the traffic is flowing. And this well established multi-business in the Big Hole Valley is where everyone from big rig drivers to vacationers stops for a spell. Many folks are drawn to this convenience complex due to its diverse array of items for sale. You can stay the night, get your mail, get your hunting and fishing supplies and all the snacks you'd need throughout the day.



EXCLUSIVE LISTING AGENT REMARKS

THIS OFFERING IS A TURNKEY BUSINESS, BUILDING AND POCKETBOOK LINER. IT IS HIGHLY DIVERSIFIED IN ORDER TO OPTIMIZE PROFITS AND MINIMIZE LOSS. A CONVENIENCE COMPLEX THAT IS ESTABLISHED, PROFITABLE, VIABLE & VISIBLE. IT INCLUDES NUMEROUS PROFIT GENERATING VOCATIONS: GAS/DIESEL SALES, MERCHANDISE SALES, POST OFFICE, FISH AND GAME SALES, CABIN RENTALS, R.V. HOOKUPS AND BEER & WINE SALES. THE POTENTIAL IS ENDLESS HERE WITH 7.4 ACRES FOR EXPANSION CENTERED ON THE INTERSTATE BETWEEN DILLON AND DUBOIS. A UNIVERSAL ENTERPRISE WITH UPDATED RETAIL TECHNOLOGY, REDUCED OPERATING COSTS & CREDIBLE LEASES.

SHOWINGS BY APPOINTMENT

FOR ADDITIONAL INFORMATION CONTACT OUR EXCLUSIVE LISTING AGENT:
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