



**COLDWELL
BANKER
COMMERCIAL**
CBS

FOR SALE

217 MAIN ST

Ekalaka, MT 59324

AVAILABLE SPACE

2,548 SF

ASKING PRICE

\$350,000 15% Cap Rate

AREA

217 Main St is in the middle of Ekalaka, a city on the Eastern side of Montana.

CBCMONTANA.COM



Hospitality

Shaylee Green CCIM
406 208 7723
shaylee@cbcmontana.com

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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



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OFFERING SUMMARY

Sale Price:	\$350,000
Available SF:	
Lot Size:	0.1 Acres
Building Size:	2,548 SF
Price / SF:	\$137.36

PROPERTY OVERVIEW

5 Bed Hotel/Motel and Cabin for sale

Property has a 3 bedroom apartment attached living quarters that the Manager utilizes. Onsite Manager handles most of the day to day responsibilities. This quaint little property has been very well maintained. With little deferred maintenance and an onsite manager who runs the show, one could certainly pick up this Commercial Investment and operate from anywhere. Invest in this community and you will be happy with your decision. Surrounding country is open and beautiful.

Cadastral Geocode : 42-1168-32-2-28-11-E601

Please see the website at www.ekalakaguesthouse.com for more information.

<https://montanahistoriclandscape.com/2016/11/20/a-return-to-ekalaka/>

[https://www.yelp.com/biz_photos/guest-house-motel-ekalaka?select=LkPZv6suPrwaXg87nyR0qw&utm_campaign=www_photo_share_popup&\(direct\)](https://www.yelp.com/biz_photos/guest-house-motel-ekalaka?select=LkPZv6suPrwaXg87nyR0qw&utm_campaign=www_photo_share_popup&(direct))

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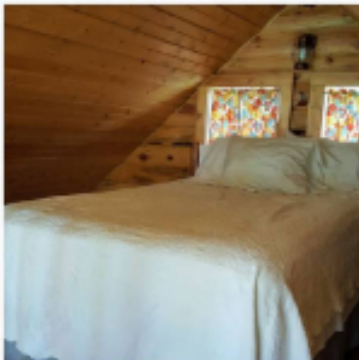
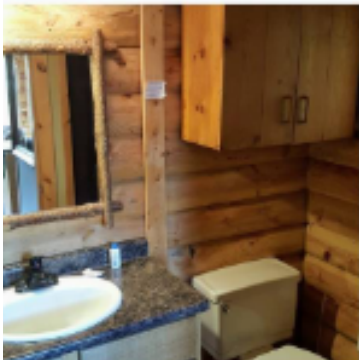
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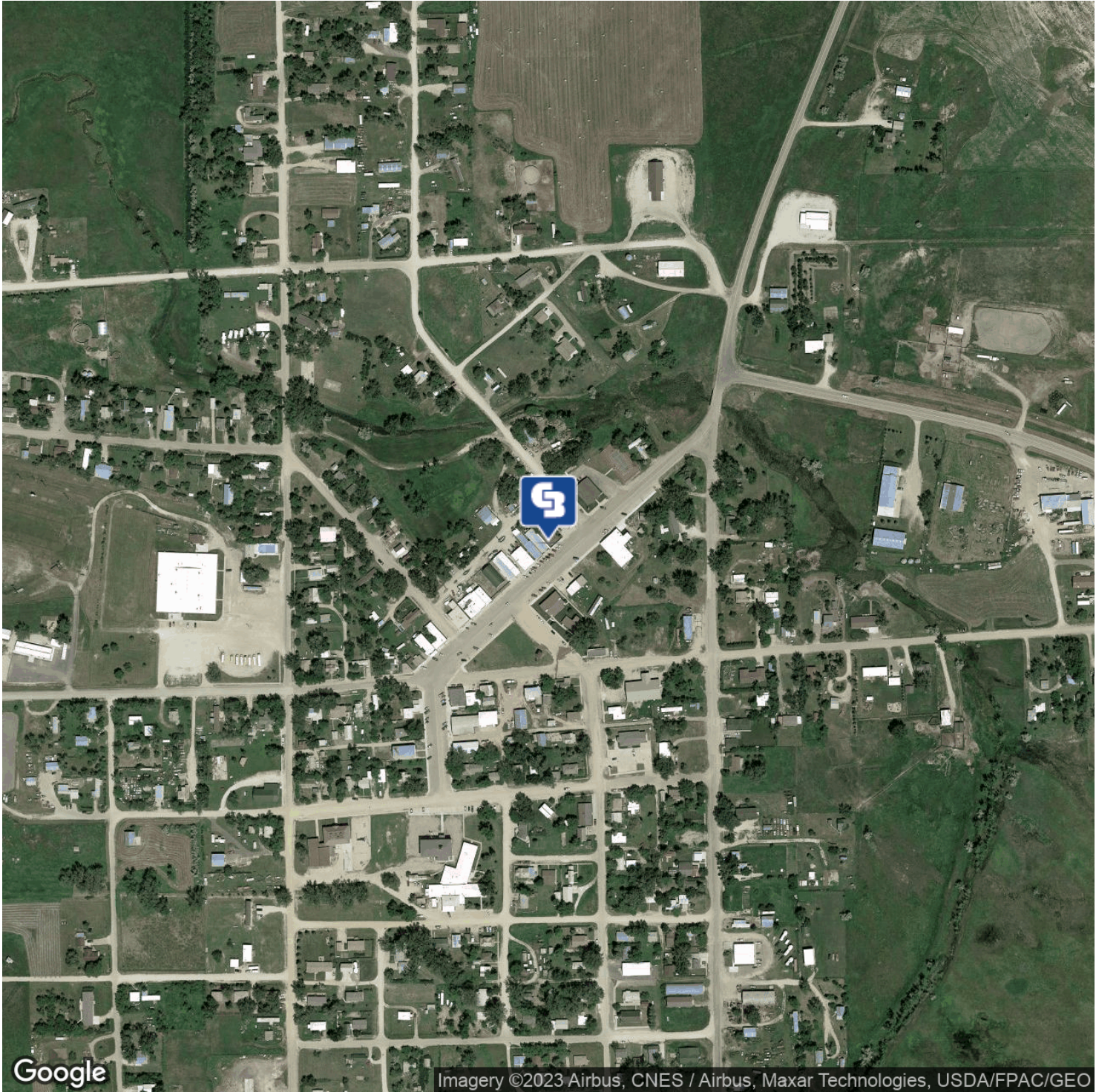
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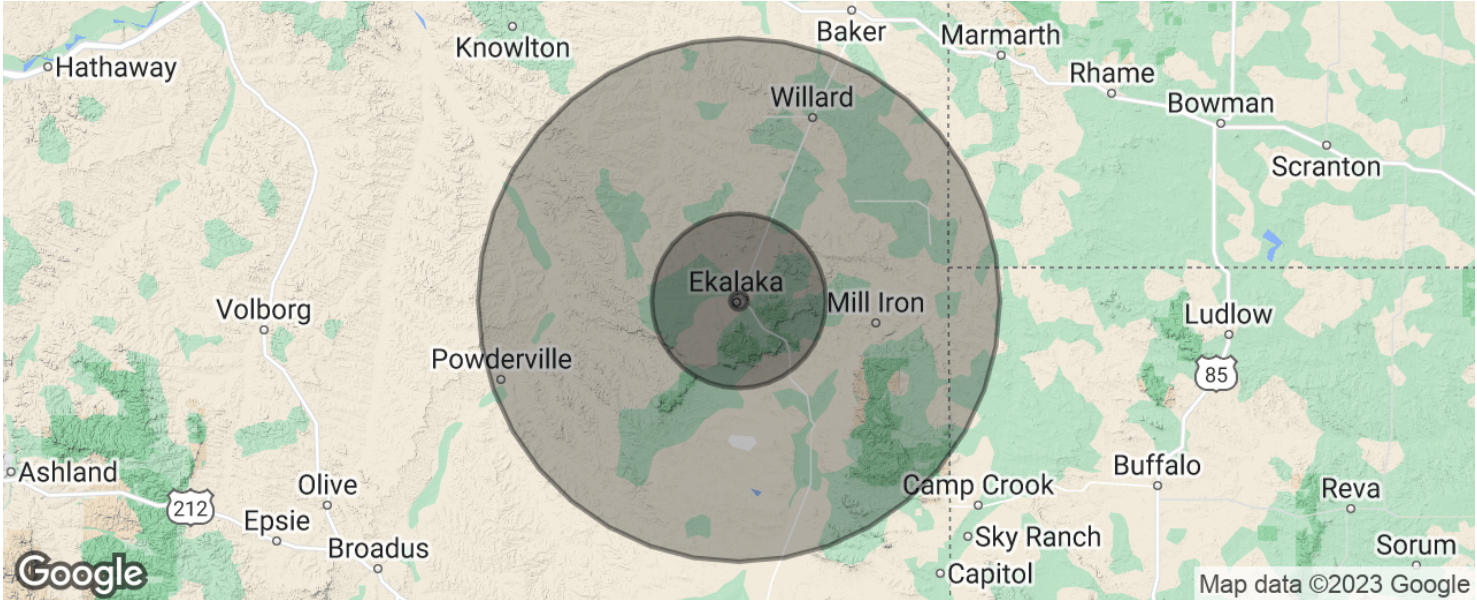
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POPULATION	1 MILE	10 MILES	30 MILES
Total population	1	120	2,034
Median age	61.7	51.4	46.5
Median age (Male)	61.2	51.0	46.0
Median age (Female)	62.0	51.7	47.5
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	0	54	883
# of persons per HH		2.2	2.3
Average HH income		\$45,908	\$54,543
Average house value		\$218,916	\$215,230

* Demographic data derived from 2020 ACS - US Census