



Roundup Express Center

701 1st Avenue W
Roundup, Montana 59072

Property Description

Profitable C-store, fueling station and casino in Roundup, Montana. One of only two fuel stations in Roundup. The casino has a full liquor and gaming license which will be transferred outside of this sale.

Property Highlights

- Casino
- Fueling Station
- C-Store
- Full Liquor & Gaming licenses available

OFFERING SUMMARY

Sale Price:	\$962,000
Lot Size:	1.877 Acres
Building Size:	5,498 SF
NOI:	Upon Request
Cap Rate:	Upon Request





FOR SALE



RETAIL



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FOR SALE



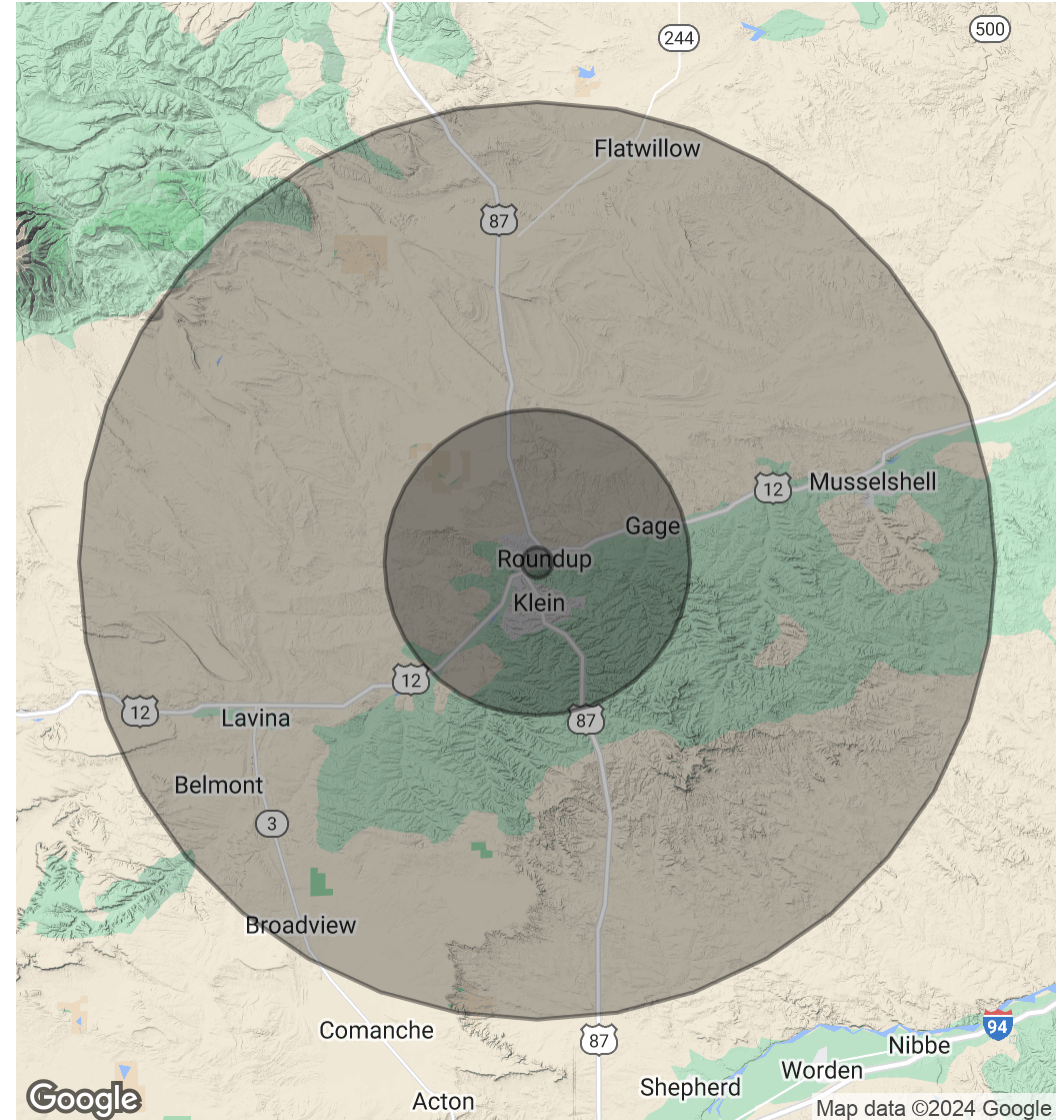
RETAIL



POPULATION	1 MILE	10 MILES	30 MILES
Total Population	3	394	5,184
Average age	71.9	54.7	47.7
Average age (Male)	71.5	54.4	47.6
Average age (Female)	72.0	54.8	47.9

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	1	186	2,238
# of persons per HH	3.0	2.1	2.3
Average HH income	\$88,112	\$47,372	\$60,800
Average house value			\$224,619

* Demographic data derived from 2020 ACS - US Census



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