



# Hardin Gas Station

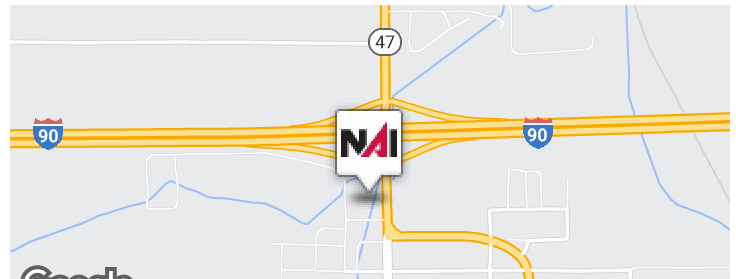
1424 N. Crawford Avenue  
Hardin, Montana 59034

## Property Highlights

- Two lots totaling 1.071 AC
- Immediately off I-90
- Fiberglass tanks in ground
- 2 Canopies

## Property Overview

This exceptional corner property boasts a strategic location just off I-90, making it easily accessible and highly visible. The spacious lot is perfect for a range of businesses, offering ample space for expansion and customization. A standout feature of this property is the inclusion of fiberglass gas tanks, providing a modern and durable fueling solution. Imagine the convenience and efficiency this brings to your operation. Additionally, there's a casino space and convenience store on-site, presenting multiple revenue streams and attracting a diverse customer base.



## Offering Summary

<b>Sale Price:</b>	\$750,000
<b>Building Size:</b>	4,266 SF

## For More Information

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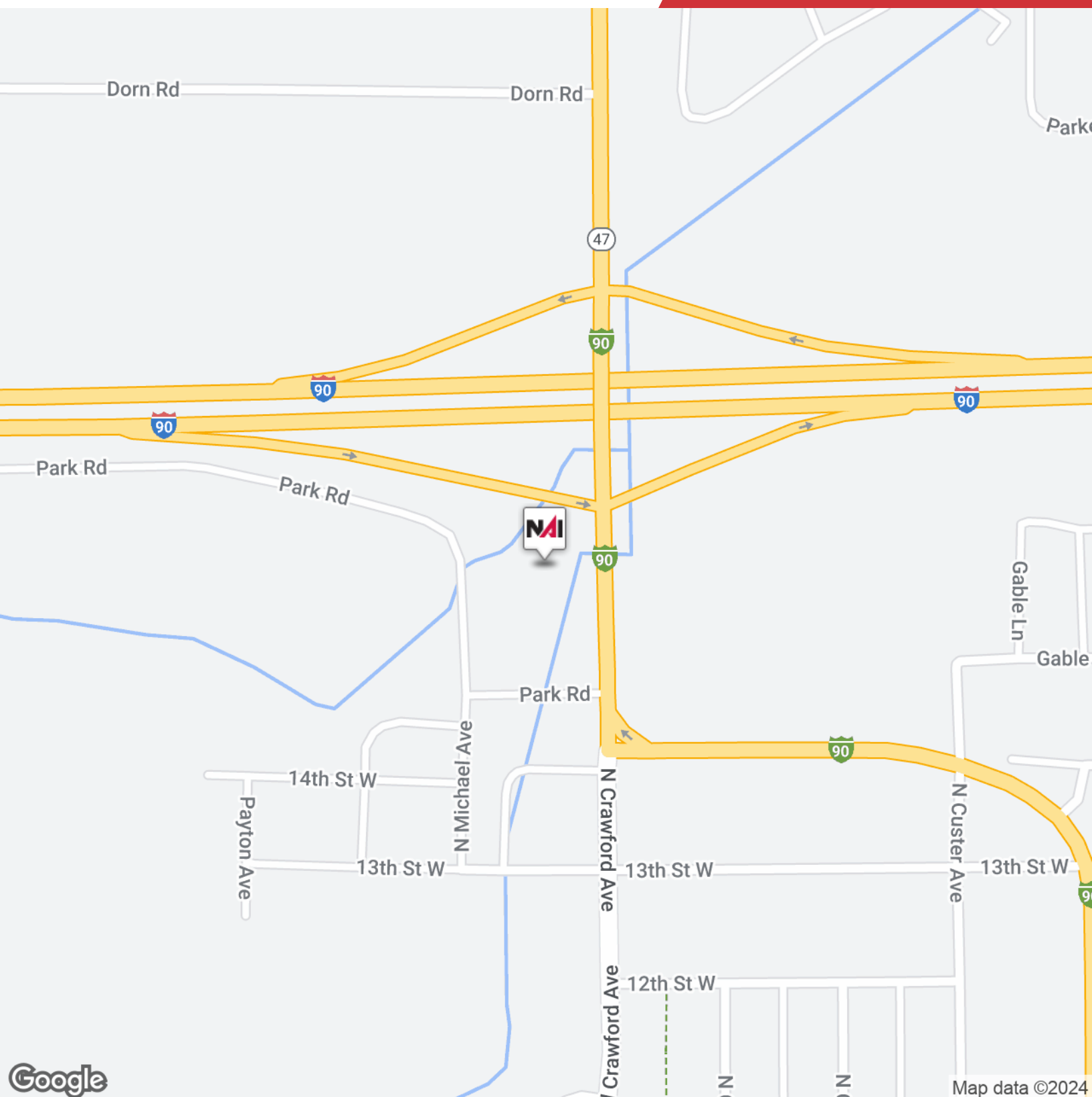
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For Sale

4,266 SF | \$750,000

Retail Space

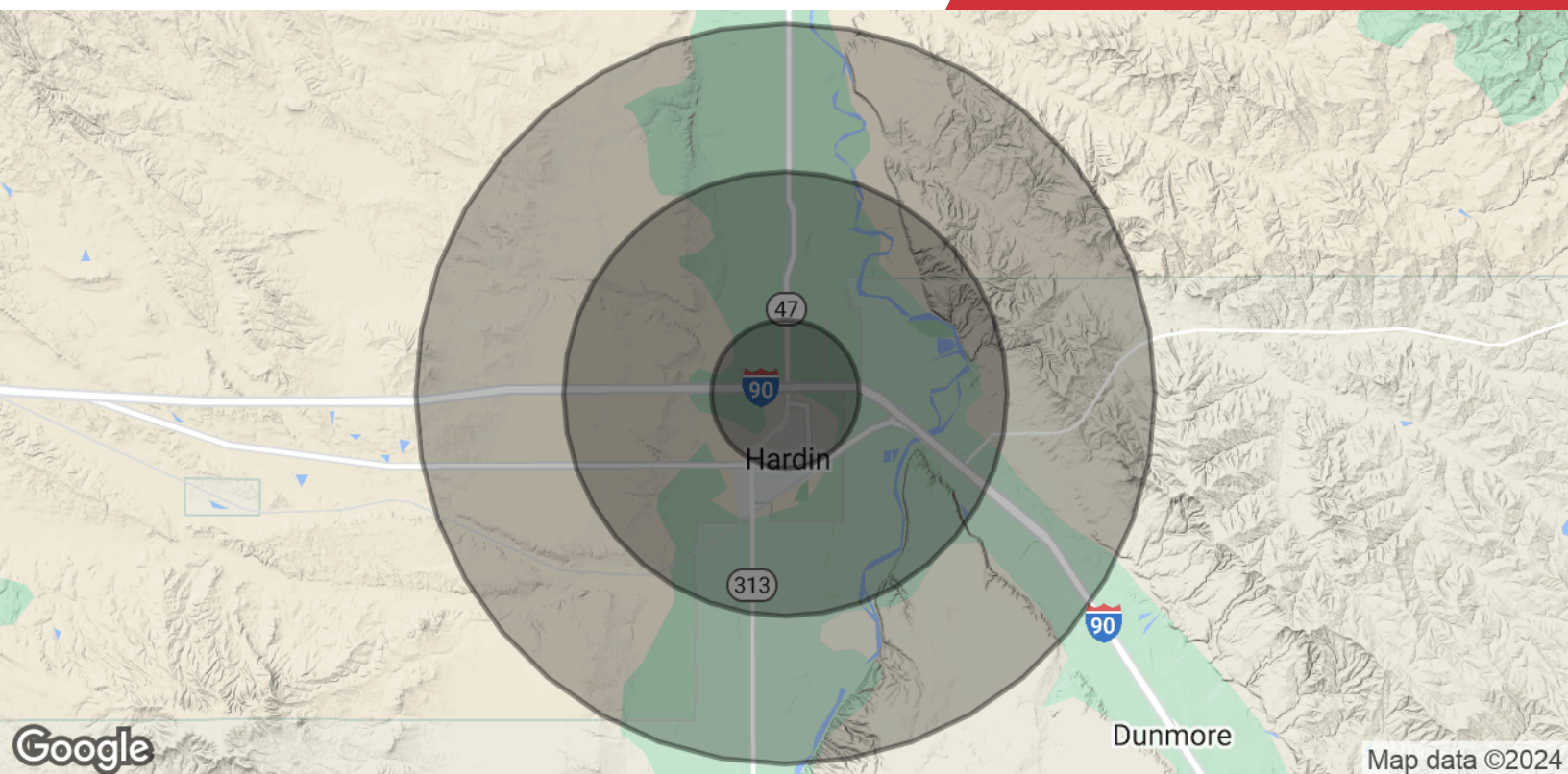


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## Population

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	1,236	4,009	4,230
<b>Average Age</b>	30.4	27.8	27.8
<b>Average Age (Male)</b>	27.8	24.6	24.7
<b>Average Age (Female)</b>	33.3	31.8	31.7

## Households & Income

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	533	1,537	1,599
<b># of Persons per HH</b>	2.3	2.6	2.6
<b>Average HH Income</b>	\$53,761	\$53,127	\$52,825
<b>Average House Value</b>	\$145,595	\$136,054	\$135,884

\* Demographic data derived from 2020 ACS - US Census