



The Local Kitchen & Bar

1430 Country Manor Blvd, Suite 7, Billings, Montana 59102

Property Highlights

- Well established Billings Restaurant for sale on Billings West End in prime location (15,270 average daily traffic count)
- Completely turn-key business (8 plus years)
- Space is approximately 1,664 square feet
- Class A finishes with beautiful buildout and patio addition
- High end kitchen appliances with open layout
- Consistently profitable business
- Sale includes high end FF&E, Leasehold Interest, and Restaurant Beer & Wine License
- Contact Sales Agent for more information with signed NDA

OFFERING SUMMARY

| | |
|-------------|-----------|
| Sale Price: | \$375,000 |
| Suite Size: | 1,664 SF |

DEMOGRAPHICS 5 MILES 10 MILES 20 MILES

| | | | |
|-------------------|----------|----------|----------|
| Total Households | 36,434 | 59,200 | 70,049 |
| Total Population | 77,452 | 129,495 | 155,290 |
| Average HH Income | \$87,858 | \$82,193 | \$82,030 |

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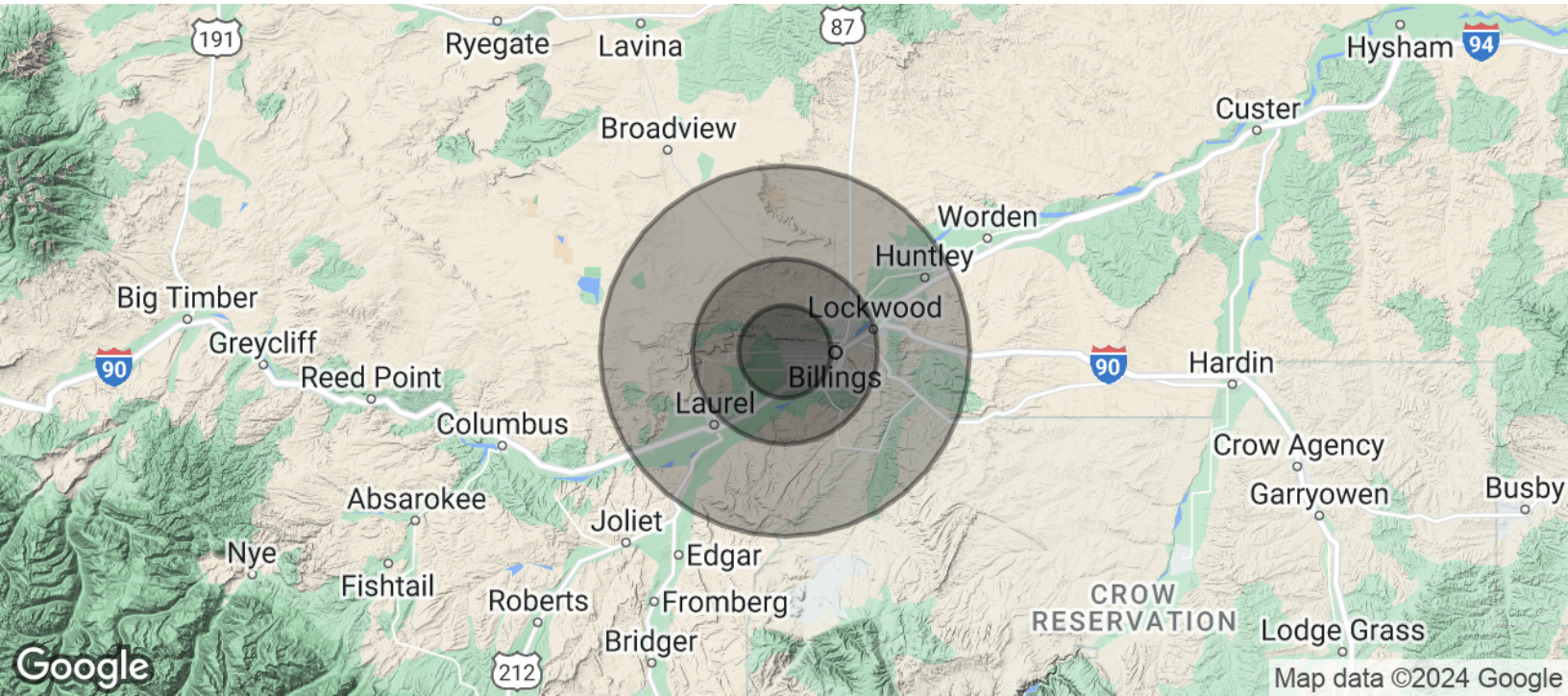




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| POPULATION | 5 MILES | 10 MILES | 20 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 77,452 | 129,495 | 155,290 |
| Average Age | 40.4 | 39.1 | 39.6 |
| Average Age (Male) | 38.9 | 38.1 | 38.8 |
| Average Age (Female) | 41.8 | 40.1 | 40.4 |
| HOUSEHOLDS & INCOME | 5 MILES | 10 MILES | 20 MILES |
| Total Households | 36,434 | 59,200 | 70,049 |
| # of Persons per HH | 2.1 | 2.2 | 2.2 |
| Average HH Income | \$87,858 | \$82,193 | \$82,030 |
| Average House Value | \$262,377 | \$247,365 | \$247,404 |

* Demographic data derived from 2020 ACS - US Census



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