



FOR SALE



**RESTAURANT/CASINO
ALL BEVERAGE LICENSE**



**7,462 SF
54,658 SF LOT**



1223 Grand Ave

Billings, Montana 59102

Property Highlights

- Billings Midtown Restaurant, Casino, and Bar Property
- Sale includes Real Estate, Montana All Beverage and Gaming License, and FF&E
- Prime location with excellent visibility and frontage
- Very high traffic count (22,630) Average Daily Traffic
- 7,462 square foot building
- 54,726 square foot lot (1.256 acres)
- Extra large kitchen with large walk-in coolers/freezer/storage
- Abundant amount of parking
- Contact Sales Agent for showings and more information

OFFERING SUMMARY

Sale Price:	\$2,850,000
Lot Size:	54,658 SF
Building Size:	7,462 SF

DEMOGRAPHICS 5 MILES 10 MILES 20 MILES

Total Households	46,081	59,583	70,461
Total Population	97,957	130,705	156,055
Average HH Income	\$74,979	\$81,338	\$81,945

Property Description

Billings midtown Restaurant, Bar, and Casino Property for sale.
Located on one of the busiest streets in Montana.

Tyler Samson

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Kasey Harte

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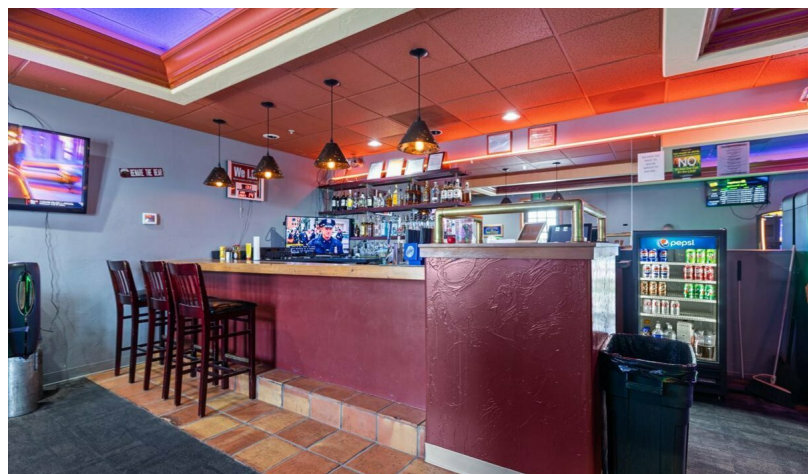
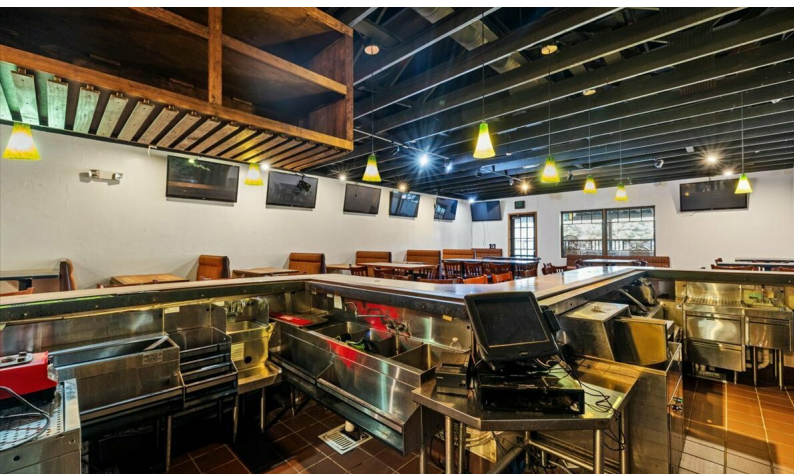
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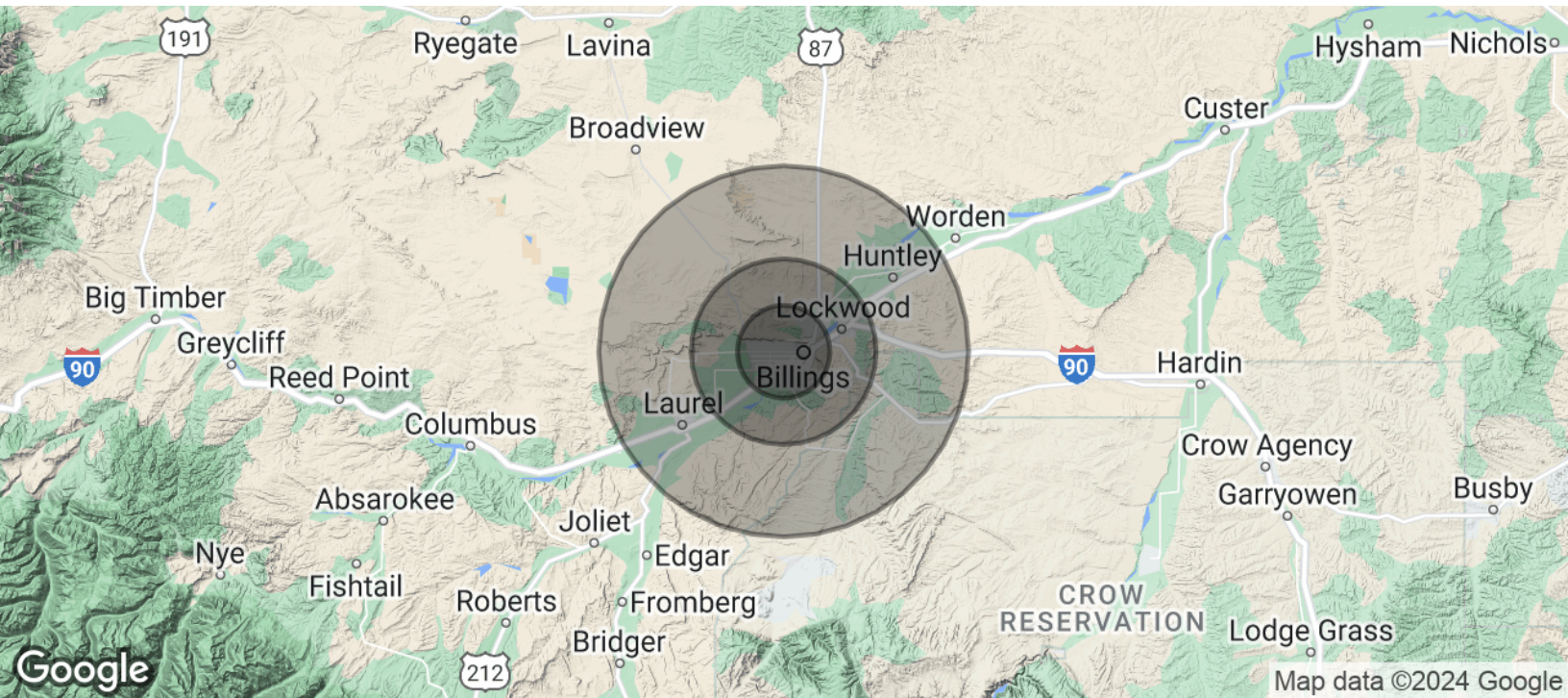
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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	97,957	130,705	156,055
Average Age	39.1	39.0	39.6
Average Age (Male)	37.7	38.2	38.8
Average Age (Female)	40.6	39.9	40.4
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	46,081	59,583	70,461
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$74,979	\$81,338	\$81,945
Average House Value	\$230,464	\$246,064	\$247,175

** Demographic data derived from 2020 ACS - US Census*



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