

Sale

1201 Broadway Avenue South

1201 Broadway Avenue South Red Lodge, MT 59068



SALE PRICE	\$4,750,000
LOT SIZE	1.38 AC

Todd Sherman
(406) 570-8961
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LOCATION DESCRIPTION

Position your business at the foothills of the Beartooth Mountains. "Last Stop Til The Top" combines a gas station, convenience store, and two manual car wash bays in Red Lodge, Montana. Near the route to the Beartooth Highway, Red Lodge Mountain, and Wyoming, the property serves locals and visitors traveling through this destination town. Its mountain views add to the appeal of this established commercial location.

OFFERING SUMMARY

Sale Price:	\$4,750,000
Building Size:	2,746 SF
Lot Size:	1.38 AC

PROPERTY HIGHLIGHTS

- Two operational, manual car wash bays; described by the seller as the only car wash in Red Lodge and a grandfathered use
- New plumbing from the main line to the building
- New boiler and two new on-demand water heaters
- Car wash pumps and canopy approximately eight years old
- Gilbarco point-of-sale system updated in 2026
- Full security system installed in 2024
- Heating and air conditioning unit replaced in approximately 2023 or 2024
- Walk-in cooler system updated in 2023
- Electrical system updated and brought up to code

ITEMS EXCLUDED FROM SALE

- Upright freezer in storage
- Small coolers belonging to the bait and beer vendors
- Personal items in storage
- Dino

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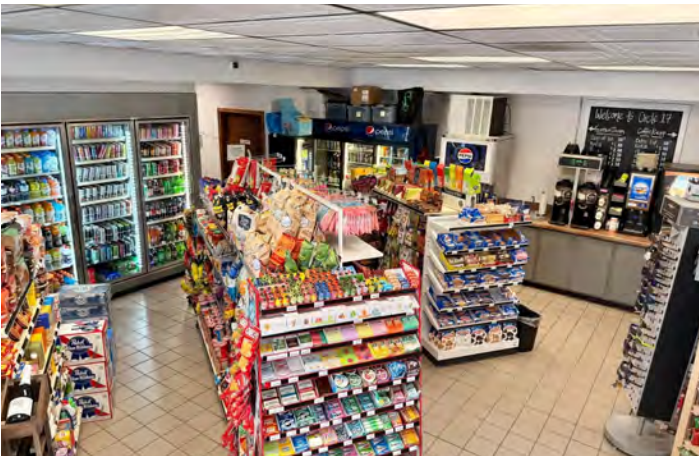


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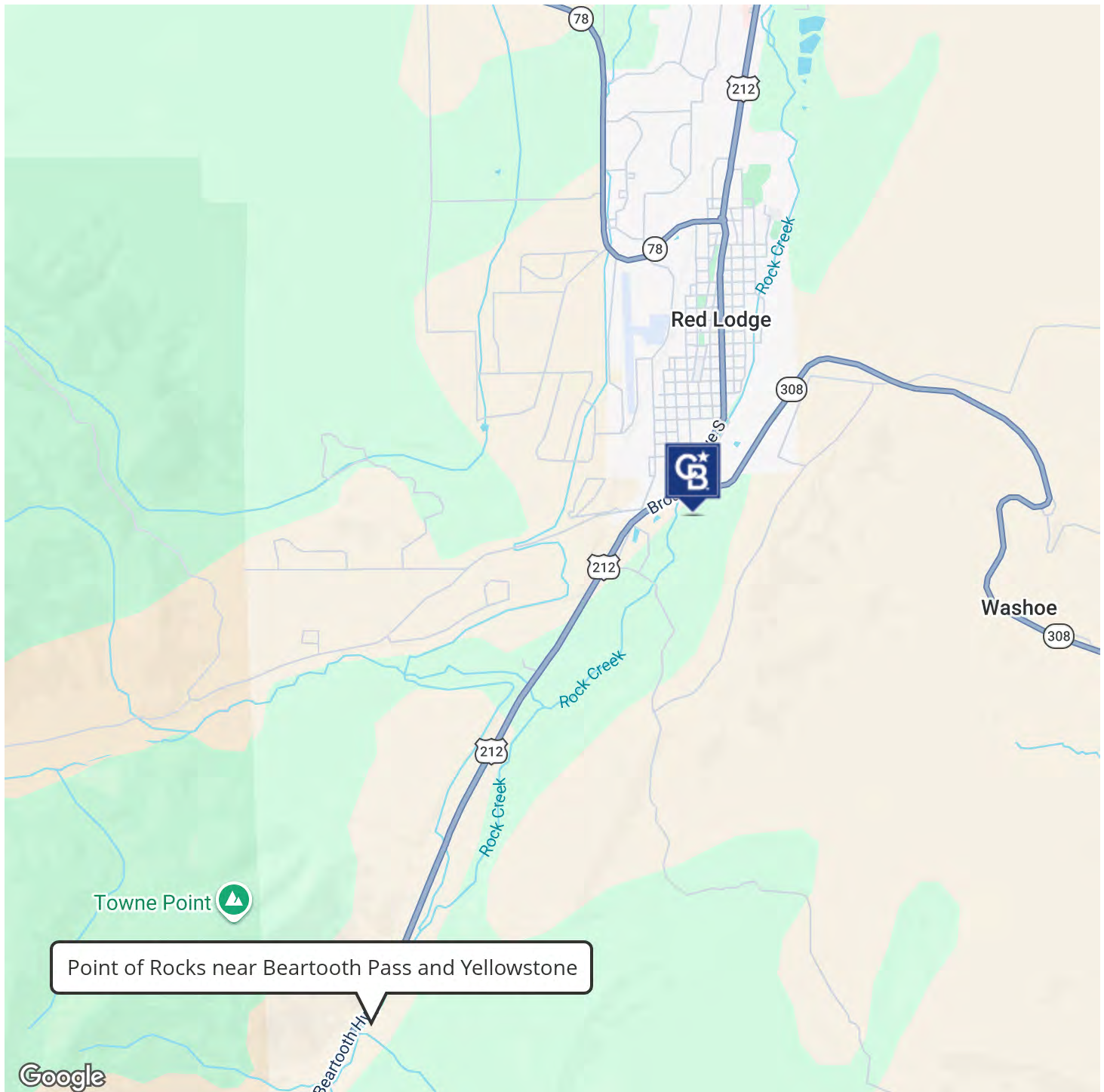


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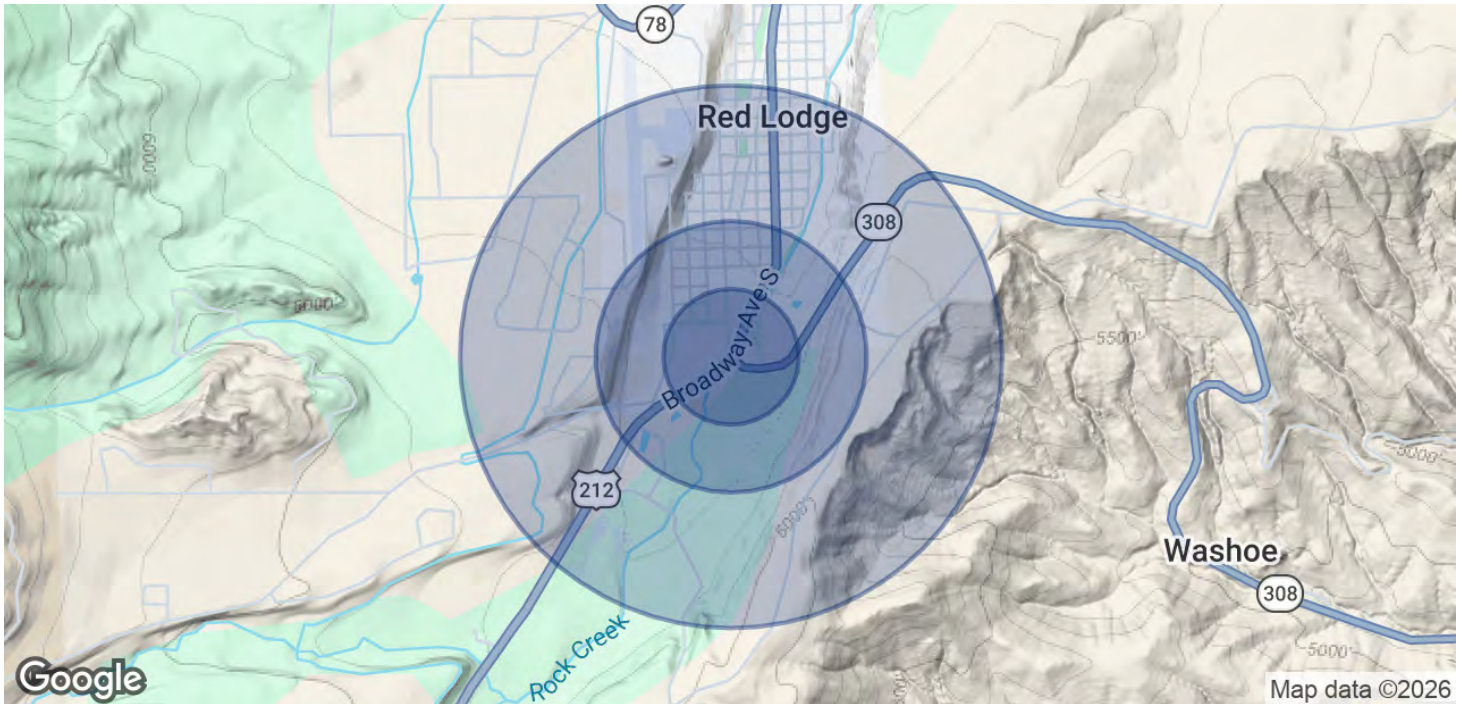


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	27	85	476
Average Age	51.2	52.9	57.1
Average Age (Male)	54.9	55.4	52.6
Average Age (Female)	51.1	53.5	59

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	14	45	289
# of Persons per HH	1.9	1.9	1.6
Average HH Income	\$105,269	\$96,363	\$62,478
Average House Value	\$448,595	\$415,024	\$376,165

2023 American Community Survey (ACS)

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TODD SHERMAN

Commercial Realtor

todd@cbcmontana.com

Direct: (406) 570-8961 | Cell: (406) 570-8961

MT #RRE-RBS-LIC-54530

PROFESSIONAL BACKGROUND

Todd Sherman is a Licensed Commercial Realtor in Billings, Montana for Coldwell Banker Commercial. Todd has spent his career in the real estate industry throughout Montana helping his clients acquire and sell Businesses, Casinos, Convenience stores, Industrial properties, Land, Mobile-Home parks, Multi-Family, and Retail properties. He also works with Landlords and Tenants to negotiate leases in Industrial, Office, Restaurant, and Retail. His accomplishments include Rookie of the Year, Top Associate Producer of the Year, and Bronze Distinction of Excellence Top 10% of Coldwell Banker Commercial Internationally the last 3 years in a row. Todd graduated from University Of Oregon with a Bachelor of Science in Business Communications.

EDUCATION

University of Oregon
BS in Business Communications

MEMBERSHIPS

Board Member: Big Sky Economic Development Association
Board Member: Billings Home Builder Association
Board Member: Sustainable Montana
Active Member Downtown Billings Rotary Club
Active Member of Western States Petroleum Association
Active Member of Montana Tavern Association

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