



6200 Brewery Way, Lolo, MT 59847

MLS #21812169

Award winning Montana Brewery. Sale includes: building, brewery, all fixtures, furniture, and equipment as well as a city of Missoula Beer and Wine License. Discriminating beers and a first class restaurant in a very cool Mountain Modern setting. Lolo Peak Brewery has developed an outstanding reputation from day one. The brewery makes top notch beer; the service, the food and the staff produce a great atmosphere; future growth could more than double current revenue. This turn-key package is ready to sell at \$4,250,000. Lolo Peak Brewery is prepared for an owner who is ready to grow. Call Jessie Eagen, at (406) 542-1811 or your real estate professional.

### Reports

Property Type	Commercial	Listing Office	Eagen Real Estate License #:
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### Contract Data

Property Sub-Type	Commercial	Listing Date	09/24/2018
Status	Active	Contingent	No
List Price	4,250,000	List Price/SqFt	304.88
Agent Owned	No	REO/Bank Owned	No
Short Sale	No		

### General Property Description

Square Feet Estimate	10000-20000	Total Sq. Ft.	13,940
Business Name	Lolo Peak Brewery	Year Built	2014
Lot Acres	0.71	Lot SqFt.	30,846
Waterfront	None		

### Legal and Taxes

Covenant	Call Listing Agent	Zoning	CR - Commercial
Taxes	22,297	Tax Year	2017
Assessor Number	0414336004	Legal	PONDEROSA TRAIL CONDOS, S26, T12 N, R20 W, COMMERCIAL UNIT MASTER, 30846 SF

### Location

County	Missoula	City Limits	Yes
Directions	From downtown Missoula, Take N Higgins Ave south (away from downtown), Continue straight onto S Higgins Ave, Slight right onto Brooks St/Hwy 93, Continue to Lolo, turn right on Ridgeway Dr, Turn right onto Coulter Pine St	Geocode	04209226303137000

### Details

<b>Terms Of Sale:</b>	Assume; Cash; Owner Finance	<b>Age:</b>	3-5 Years
<b>Offering:</b>	For Sale Building	<b>Condition:</b>	Excellent
<b>Present Usage:</b>	Food/Beverage		
<b>Gross Annual Income:</b>	Over \$1 Million		

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