

POWDER RIVER TIRE AND LUBE

(see page 2 for Photos)

Location: Broadus (Town) Powder River (County) MT (State)

Business or Building Name: Powder River Tire & Lube, Inc.

Status: Business Only for Sale
(Sale or Lease)

Price: \$275,000

Address: 202 South Park, Broadus, MT 59317

Current / Former Use: Tire Retail Store & Mechanic Shop / with Wrecker Service

Occupied: Yes Zoning:

Square Footage: (Lot) (Building) 50X60

Utilities: City Water and Sewer. Heated with used oil burner and electric burner

Parking: Good parking area

Taxes: N/A

Benefits:

Well established small town business opportunity in Broadus, MT. Ideally located on Highway 212, which brings in a substantial amount of commercial and tourist business from eastern Montana and Wyoming. A growing area with oil field work is in all directions. There are several museums of interest. Broadus is also home to Powder River Wagon Trains and Cattle Drives, Inc. (A journey through the past, trailing cattle via horse back or on a covered wagon thru some scenic country.) Today, Broadus is known for its cattle, oil and outstanding school system. Broadus is often called "one of the biggest little towns in the west."

Comments:

As tourism increases along this stretch of highway the opportunities for growth in this type of business continues to increase

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