

**ONE STOP WASH & LUBE**

(see page 2 for Photos)

Location: Colstrip (City) Rosebud County) Montana (State)

Business or Building Name: One Stop Wash & Lube

Status: Sale  
(Sale or Lease)

Price: \$200,000.00 Cash

Address: #3 Dogwood PO Box 429  
Colstrip, MT 59323

Current / Former Use: Lube, Detail and Car Wash

Occupied: Yes Zoning: Commercial

Square Footage: 94 X 70 (Lot) 74 X 30 (Building) 12 X 20 Addition Office

Utilities: North Western Energy Electric, Propane & Waste Oil Heat and City Water / Sewer

Parking: Plenty of Parking with IGA Grocery Store

Taxes: \$600 year

Benefits:

- Great Location just off busy Montana Highway #39 in Colstrip, MT
- Successful Business for over 10 years with no competition
- Excellent traffic from neighboring businesses
- Colstrip features many positive quality of life benefits with a stable population base.

Comments:

- Owner plans to retire after 10 years of operations

Contact Person: Russ and Emily Eastin

Phone: H 406-748-4210 W 406-748-2365 Email: \_\_\_\_\_

