



**Address:**  
 611 MERRILL AVE N, Glendive, MT, MT 59330  
**Price:** 319,000  
**Property Type:** Commercial  
**Area:** Glendive, MT  
**Total SqFt.:** 1968  
 MLS #16-699

This popular fast food restaurant has a prime location in Glendive's down town business district and main street. Re-Treat has been an established and successfully operating business for over three years. In this time, the current owners have replaced a large majority of the equipment and have done extensive clean up and repairs.

Realtor.COM Type: Commercial

### Contract Information

Approved by MLS	Yes	Listing Member	Lisa Ann Edinger-Kjelstrup Office Phone - Ass. : 406-989-1983 Fax: 406-365-7978 Office: 406-365-7974 <a href="http://www.montanadakotarealestate.com">http://www.montanadakotarealestate.com</a>
Listing Office	United Country Montana Dakota Real Estate Office Phone: 406-365-7974	Book Section	Commercial/Investment
Seller Terms	cash, financing	Status	Active
For Sale/Lease	Sale		

### Property Type

Year Built	1978	Basement	0
Basement Type	None	Lot Size Dimensions	24300 sq'
Lot Acres	0.56	Lot Size Square Feet	24,300

### Location, Tax and Other Information

County	Dawson	Subdivision	Glendive Original Townsit
Zoning	Commercial	Mineral Rights	No
Taxes	4,258.38	Tax Year	2015
Legal	Glendive Original Townsite S26T16NR55E Block 027, Lot 002, Part Lot 2 All Lots 3-8		

### Details

<b>Business Details:</b>	Real Estate/Business: Real Estate and Business	<b>Utilities:</b>	Electrical; Heat: Gas Forced Air; Air Cond Type: Central; Water; Sewer
<b>Miscellaneous:</b>	Construction Type: Brick & Block		

Information is deemed to be reliable, but is not guaranteed. © 2019 MLS and FBS. Prepared by Lisa Ann Edinger-Kjelstrup on Thursday, August 22, 2019 5:53 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

This restaurant serves a variety of fast food dishes such as burgers, brats, sandwiches, chicken strips, hand made pretzels and hard & soft serve ice cream treats. This establishment has a fully trained staff of approximately 10 part time employees and owners are willing to provide necessary training to new buyers if needed. The 1,968 sq' building consists of a dining area that will comfortably seat 70 people, separate men's and women's bathrooms, an office and kitchen. There is a drive-thru system in place that includes signage and a drive up window. This business currently operates seven days a week from 11am - 9pm (summer) and 11am - 7pm (winter). The property sits on a huge 24,000 sq' paved lot that provides ample parking, signage, sheds, storage containers and grassy sitting area with a tree and picnic table. This property is turn-key and includes all equipment and fixtures (available by request). The price of inventory will be determined at time of sale. Owners also rent a booth at the Dawson County Fair Grounds for \$225 per year that allows them to operate at various events and during the fair (inventory available by request). Detailed finances available to qualified buyers.