



Property Address

401 Sargent

Nashua, Montana 59248

Reduced to \$498,000

Liquor license may be purchased
separately for \$150,000

List #431ORR

Year Built: Convenience store area 1984 Bar area 1992

Total Sq. Ft.: Convenience store 1,560+/- Bar 1,666+/-

Lot Size: 29,840 +/- sq. ft. (.685 acres)

Utilities: Electric: NWE Gas: MDU Water: City of Nashua

2026 Taxes: \$2,674

Missouri River Realty ~ 111 3rd Street South Glasgow, MT 59230 ~ 406-228-2273

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Listing # 431ORR

Business opportunity adjacent to US Hwy 2 in Nashua Montana. The west side of the building is currently housed by the Wagon Wheel Bar. Locally owned and has been in its current location since 1992. This has been the gathering place for many local events including arm wrestling tournaments, leg wrestling, pool tournaments, poker tournaments, and trike racing to name a few. The east side of the building housed the former Korner One Stop. This is where everyone stopped on their way to Fort Peck Lake. Property is located just 14 miles east of Glasgow MT. Bring your ideas! The potential is unlimited.

- Property has been well maintained and is good condition
- Full kitchen
- Large, computerized walk-in cooler
- Ice machine and storage area
- Furniture, fixtures and equipment included
- Vendor owns poker machines and pool tables
- Fuel tanks have been removed (Letter from DEQ stating no further corrective action necessary)



The information contained herein was obtained from the owner and the other sources deemed reliable but is not guaranteed. Prospective buyers are advised to examine the facts to their own satisfaction.

Farm/Ranch

Residential

Investment

Commercial

Recreational