



“Meat” Your Needs!

\$574,900



COMMERCIAL



SPORTS AFIELD TROPHY PROPERTIES®
ESTABLISHED 1887

221 Star Rd | Troy, MT

- Commercial business & Residential home
- 3 Bedrooms/2.5 Baths total
- 1,980+/- Square foot business & 1,530+/- Square foot home
- 1.95+/- Acres

Don't miss this one-of-a-kind opportunity to live in northwest Montana with a home and lucrative owner-operated custom meat and mobile slaughter with excellent potential to grow and expand! Its new owners can enjoy continued success with this well established and locally loved business. The turnkey home has 3 bedrooms, 2 baths, new roof, carpet, wiring, windows and siding. This property will continue to be the foundation for success, independence, and enjoyment of everything NW Montana has to offer!

PRESENTED EXCLUSIVELY BY: Clearwater Montana Properties



JOSIE HERMES

REALTOR®

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Scan here for more info!



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RESIDENCE IMPROVEMENTS:

Square Footage: 1,980+/- business, 1,530+/- home

Bedrooms: 3 Bathrooms: 2.5 total

Water: Well Sewer: Septic

Heat Source: Heat Pump

Utilities: Electric, internet, telephone

Appliances Included: Dishwasher, dryer, range, refrigerator, washer

Roof: Metal

Garage: None

Foundation: Poured concrete

Road/Frontage: Gravel, private

ADDITIONAL FEATURES:

Paved drive, porch, RV parking, shed, shop, meat processing shop, business equipment, proprietary recipes

Acres: 1.95+/-

Taxes: \$1,452/2021

Legal: WHITEHOUSE-EAGLE PLACER LOT 15
PLAT 287 1.95 ACRES

Geocode: 56439122101070000

Terms: Cash, conventional, FHA, rural development area, SBA for business, VA

Equipment & proprietary recipes convey and the employee base is established. With two acres just off Highway 2 and a comfortable home, this property has everything in place for a smooth transition to new ownership. The meat shop facilities have been updated and maintained. Property includes mature landscaping, two septic tanks, garden area, plenty of parking, and mature trees for shade & privacy.



Information is deemed to be reliable, but is not guaranteed. Buyers and their agents are encouraged to conduct due diligence and to verify to their satisfaction all information contained herein regarding the property. This information is provided by outside sources and is deemed reliable but not guaranteed by the Brokerage Firm, its agents nor representatives.