



**Cougar Canyon Lodge, Cascade County, Montana, 1.46 Acres**

**\$849,000**

- Big Game, Fishing, Income producing, Snow sports, Stream/River, Water Sports

The Cougar Canyon Lodge, Bar, Grill, & Casino is located in the heart of Central Montana! Full liquor license with gaming, full restaurant & kitchen, 14 hotel rooms, newly resurfaced pool, 8 person hot tub, convenience store, gas pumps, stunning mountain views, and so much more! This is a wonderful opportunity to own your own business in one of the most beautiful parts of Montana. Showdown Ski area is just minutes away. Elk and big game hunting, fishing, cross country skiing, hiking, biking, boating at Newlan Creek Reservoir are just some of the recreational opportunities in the area. Great Falls has a major airport, great shopping, hospitals and is only about a 45 minute drive from the property.

**Main Info**

- Street Address : 17 - 19 Missoula Avenue
- Lot Size Acres : 1.46 Acres
- Postal / Zip Code : 59463
- Lot Size Square Feet : 63859 square feet
- State / Province : Montana
- Dwelling : No
- County : Cascade
- (Assessor) Parcel Number : 0005484675
- Closest City : Monarch

**Taxes**

Tax Year : 2018

Estimated Taxes per year are \$7,093.00

**Broker Info**



## **Leanne Bodell**

**Clearwater Properties**

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Full-Time Real Estate Broker licensed in both Montana and Wyoming; Knowledgeable and professional; Member, National Association of Realtors; Member, Montana Association of Realtors; Member, Wyoming Association of Realtors; Member, Lewistown Board of Realtors; Member, Great Falls Association of Realtors; Member, Gallatin Association of Realtors; Member, Montana Regional MLS; Member, Billings Association of Realtors; Member, Helena Association of Realtors; Member, Northwest Wyoming Association of Realtors; Member, Teton Board of Realtors; Member, Sheridan County Board of Realtors; Certified Residential Specialist (CRS); Graduate of Realtors Institute (GRI); Resort and Recreation Specialist (RRS); Born and raised in Meagher County, Montana. Specializing in residential, new construction, commercial, land, subdivisions, farm and ranch, horse properties and recreational properties. Enjoys spending time outdoors, working on the ranch, and spending time with her husband and three children.

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