



River Edge Resort, Mineral County, Montana, 4.65 Acres

\$995,000

- Fishing, Income producing, River Frontage, Stream/River, Water Sports, Wildlife Viewing

The River Edge Resort is a one-of-a-kind profitable business opportunity located along the well-traveled I-90 corridor between Missoula, Montana and Coeur D'Alene, Idaho. Along the banks of the Clark Fork River is fly fishing and floating/boating as well as breathtaking views from the restaurant/bar with transferable liquor license, campground, and each motel room has a patio overlooking the River. Nestled in the trees, there is shade and privacy while easy access off I-90 provides convenience. The totality of properties encompasses four parcels – the Motel, Manager's quarters, and Bar/Restaurant/RV Park, allowing for a varied income stream and the potential to sell portions of the business if they don't interest you. This is a successful business with room to grow – bring your ideas and make it your own! A list of FFE is available upon request; the majority of personal property stays!

Main Info

- Street Address : 168 S Frontage Road East
- Lot Size Acres : 4.65 Acres
- Postal / Zip Code : 59820
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 54232203101040000
- County : Mineral
- Closest City : Alberton

Home Info

4-Plex year built: 1974, 1440 sq ft.
Bar/Restaurant year built: 1972, updated 2002, 2000 sq ft.
Mobile home Park: 15 spaces
Motel: year built 1971, updated 2011, 10 units
Manager's quarters year built: 1973

Taxes

Tax Year : 2019

Estimated Taxes per year are \$1,686.00

Broker Info



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-Seasoned Realtor - Licensed since 2005 -Works in Potomac, Seeley Lake, and surrounding areas -Represents buyers and sellers of all experience levels, from first-time to investors -Specializes in ranch, farm and horse properties, as well as vacation/recreational properties -Experience with investment and rental properties -B.A. from San Diego State University - International Business -Involved in the community, has volunteered with 4-H and Rotary International -Enjoys horseback riding, hiking, boating, biking, snowshoeing, reading, and cooking

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