

MT TURNKEY OPPORTUNITY

511 E MAIN ST | WHITE SULPHUR SPRINGS, MT 59645

REAL ESTATE + BUSINESS - TURNKEY OFFERING

AREA TENANTS



Castle Mountain Grocery

- ASKING PRICE: \$875,000

REAL ESTATE

- 7 Lots / Parcels Total
- All property owned by OUR COMPOUND LLC
- Approximately 0.78 Acres
- City Water, City Sewer
- [Cadastral](#)
- Building SF: +/-4,000sf
- Parking: +/- 70 Spaces

BUSINESS

- Real Estate + Operating Business
- Turnkey Restaurant Offering
- [Facebook Page](#)
- Restaurant Name / Brand: Jesse Pepper's Smoke Shack
- Beer/Wine License
- Current configuration accommodates 60 people
- Potential for increased occupancy with additional exit

AREA DEMOGRAPHICS

2026 DEMOGRAPHICS	5 MILE	10 MILE	20 MILE
POPULATION	1,126	1,305	1,793
MEDIAN HH INC	\$70,271	\$70,867	\$69,659
AVERAGE HH INC	\$93,456	\$94,162	\$93,154



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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FF&E / Equipment:

- 2 Full Walk-In Coolers/Freezers
- 3 Stand-Up Freezers
- 2 Chest Freezers
- 2 Hot Water Heaters
- Toast POS System – Owned
 - 2 Terminals
- 2 Asian-Style Smokers
- Additional Kitchen Equipment to be included

Building Improvements:

- HVAC: new unit
- Roof: excellent condition
- Plumbing: excellent condition
- Electrical: new, great shape



Daniel Zelson, of Charter Realty Company, Licensed Real Estate Broker

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Demographics:

- Established Montana Community: Located in White Sulphur Springs, the county seat and commercial hub of Meagher County.
- Growing Trade Area: Meagher County has experienced approximately 11% population growth since 2020, with a current population of approximately 2,100
- Strong Household Profile: Median household income of approximately \$72,000 and 75%+ homeownership, reflecting a stable local customer base.
- Regional Customer Base: The restaurant serves not only White Sulphur Springs residents but also the surrounding rural communities and travelers passing through the region.
- Strong Food-Service Demand: Meagher County generated approximately \$9.7 million in accommodation and food-service sales, demonstrating demand beyond the town's permanent population.
- Tourism & Recreation: White Sulphur Springs benefits from Montana's outdoor recreation and tourism economy, providing an additional customerbase for local restaurants.
- Central Commercial Location: Positioned on E. Main Street, providing visibility and convenient access within the community's established commercial corridor.

Area Highlights:

- Spa Hot Springs
- Smith River
- Showdown Montana Ski Area
- Kings Hill Scenic Byway
- Arrowhead Meadows Golf Course
- Castle Museum & Carriage House
- Red Ants Pants Music Festival
- Kings Hill Recreation Area
- Newlan Creek Reservoir
- Big Belt Mountain
- Little Belt Mountains
- Castle Mountains
- Edith Hotel
- Spa Hot Springs Motel
- Tenderfoot Cabins & Motel

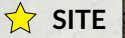


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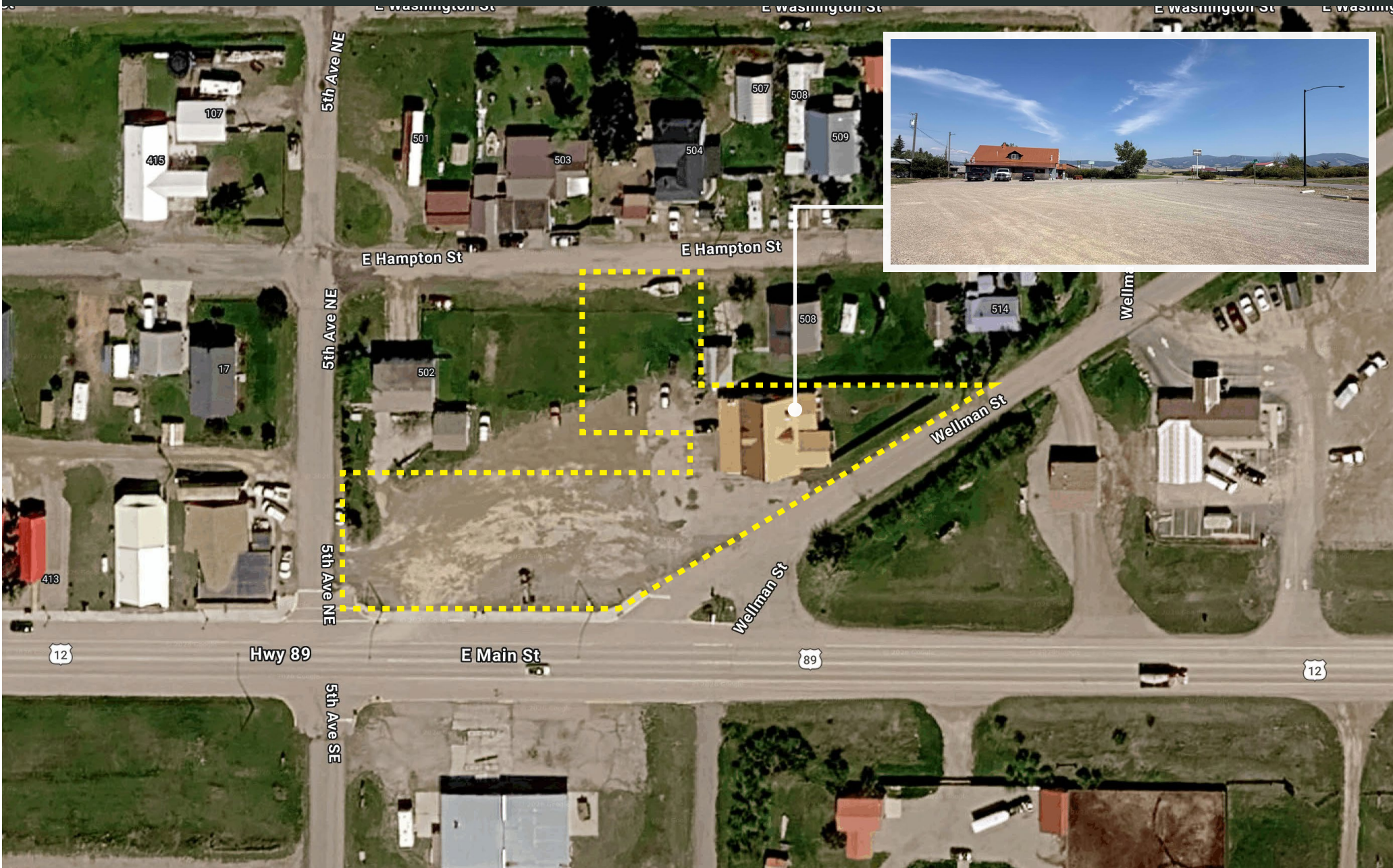


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TRADE AREA DEMOGRAPHICS

5 MILE RADIUS:



Total Population: **1,126**

Households: **507**

Daytime Population: **738**

Median Age: **49.4**



Average Household Income: **\$93,456**

Median Household Income: **\$70,271**

10 MILE RADIUS:



Total Population: **1,305**

Households: **588**

Daytime Population: **826**

Median Age: **49.1**



Average Household Income: **\$94,162**

Median Household Income: **\$70,867**

20 MILE RADIUS:



Total Population: **1,793**

Households: **803**

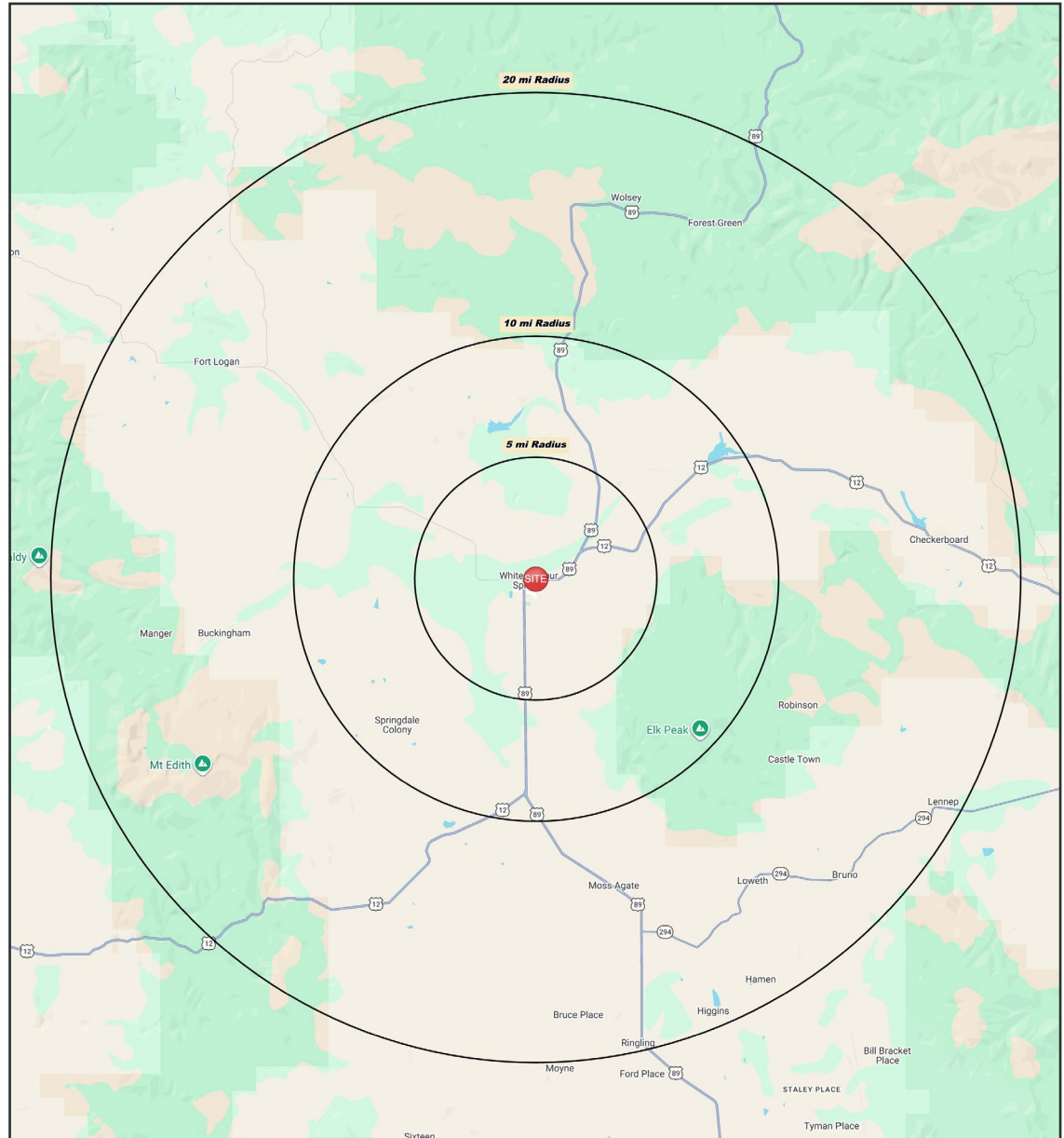
Daytime Population: **1,064**

Median Age: **49.2**



Average Household Income: **\$93,154**

Median Household Income: **\$69,659**



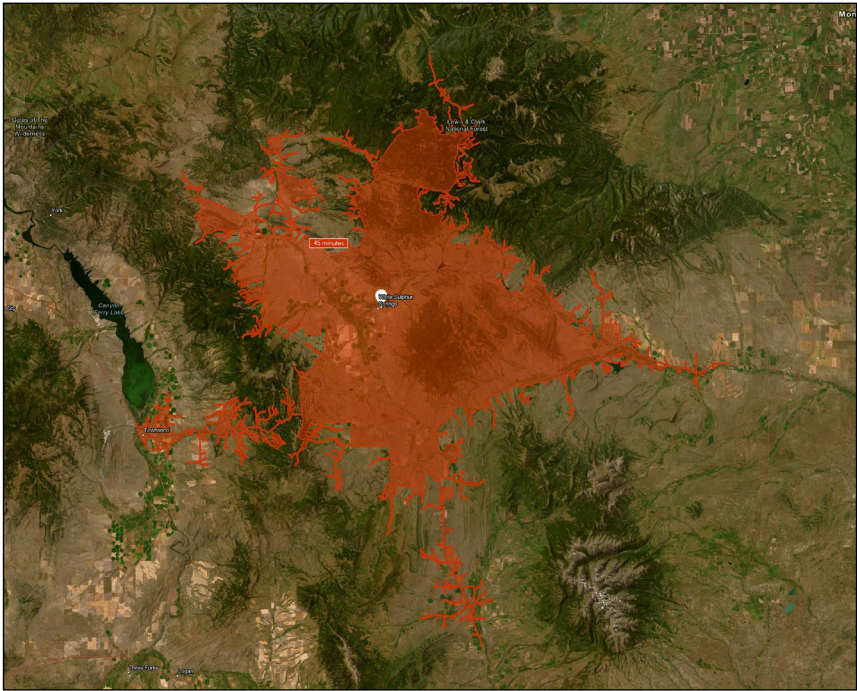
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45 MINUTE DRIVE TIME



KEY FACTS

4,650

Population

\$65,913

Median Household Income

50.0

Median Age

4,919

Daytime Population

TAPESTRY SEGMENTS

Rural Resort Dwellers <i>881 households</i>	Loyal Locals <i>492 households</i>	Middle Ground <i>445 households</i>
Socioeconomic Traits Spread nationwide, especially in resort areas, these older, married-couple households often work skilled trades. Many own second homes for recreation. Long commutes and higher-than-average self-employment and veteran populations are common.	Socioeconomic Traits These low-density neighborhoods, mostly in the Midwest and South, are home to older adults in affordable, older single-family homes. Residents have short commutes, limited transit access, and stable community growth.	Socioeconomic Traits Common in Midwest suburbs, these slightly younger communities feature married and cohabiting couples, high labor participation, and skilled trade work. Housing is affordable, with many single-family homes valued under \$200K.
Household Types Married couples with no kids	Household Types Married couples; Singles living alone	Household Types Married couples; Singles living alone
Typical Housing Single Family	Typical Housing Single Family	Typical Housing Single Family

TOTAL RETAIL SALES

Includes F&B



\$43,637,811

EDUCATION

Bachelor's Degree
or Higher



27%

OWNER OCCUPIED HOME VALUE

Average



\$515,806

ANNUAL HOUSEHOLD SPENDING

\$2,676

Eating
Out

\$1,867

Apparel &
Services

\$5,484

Groceries

\$148

Computer &
Hardware

\$7,092

Health
Care

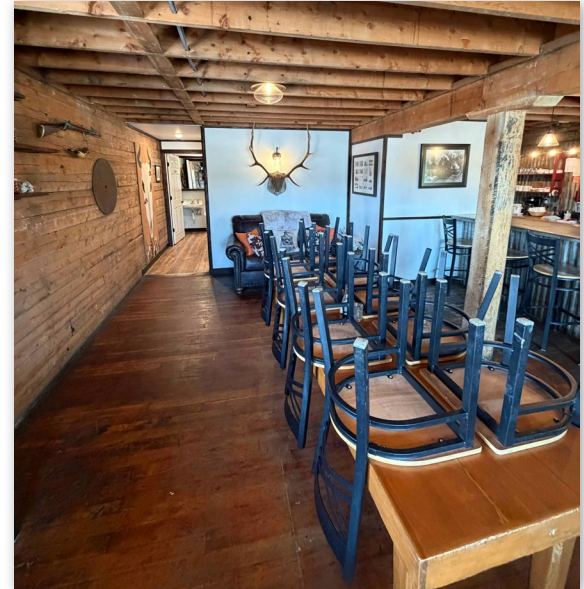


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