



\$850,000

- Motel
- Commercial
- Active
- 5410 sq ft



## JOLIET, MT, 59041

<https://billingsrealtybrokers.com>

JOLIET MISCELLANEOUS TRACTS, S14, T04 S, R22 E, JOLIET TC SUBD LT 1 COS 2191 This remarkable opportunity has room to grow! Located on one of Montana's busiest tourism corridors, between Billings and Red Lodge. This 13 unit motel has a strong history of success. With high ratings on Trip Advisor and Google, this family [...]

## Basics

**Category:** Commercial

**Type:** Motel

**Half baths:** 0 half baths

**Year built:** 1946, Existing

**County Or Parish:** Carbon

**Rent Period:** None

**Status:** Active

**Area:** 5410 sq ft

**Zone:** Central Business District

**Land Sq Ft:** 29185 sq ft



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## Building Details

**Water:** Public,Well

**Number of Levels:** 1

**Exterior material:** Wood

**Parking:** 15

**Building Type:** Mixed

**Number Buildings:** 4

**Roof:** Shingle

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## Amenities & Features

**Sewer:** City

**Parking Desc:** Gravel

**Cooling:** Window

**Heating:** Gas Wall

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## Miscellaneous

**Restrictions:** See Deed

**Possession:** At Closing

**Road Frontage:** 1

**Showing Instructions:**  
Call Agent

**Type of Business:** Motel

**Occupancy:** Multiple

**List Office Name:**  
Beartooth Realty

**Office Sq Ft:** 120 sq ft

**Virtual Tour Link:**

<https://montanavirtualtours.wixstudio.com/website-39>

**Present Use:** Hotel,Residence

**Sales Includes:** Building,Business,Equipment,Inventory

**Subdivision:** n/a

**Parcel Number:** 3000300

**Misc Equipment:** Antenna/Dish,Phone  
System,Refrigerator,Restrooms

**Insurance:** \$10,000

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## Fees and Taxes

**Tot Taxes:** \$3,735

**Operating Expenses:** \$61,162

**Gross Annual Income:** \$240,000

**Annual Utility Costs:** \$25,405

