



**\$1,000,000**

## ROSCOE, MT, 59071

<https://billingsrealtybrokers.com>

S34, T05 S, R18 E, TR9 AM COS 695 3RD AM The Legendary Grizzly Bar in Roscoe, Montana is an iconic restaurant a one of a kind beautiful mountain community. With over 80 years of patrons visiting from all over the world during their travels to Yellowstone National Park and making their way over the [...]

- Restaurant
- Commercial
- Active
- 2908 sq ft



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## Basics

**Category:** Commercial

**Status:** Active

**Area:** 2908 sq ft

**Zone:** General Commercial

**Land Sq Ft:** 54885 sq ft

**Type:** Restaurant

**Half baths:** 0 half baths

**Year built:** 1940, Existing

**County Or Parish:** Carbon

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## Building Details

**Water:** Well

**Number of Levels:** 2

**Exterior material:** Wood

**Parking:** 20

**Building Type:** Other

**Number Buildings:** 2

**Roof:** Metal

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## Amenities & Features

**Sewer:** Private

**Parking Desc:** Blacktop,Street

**Cooling:** Central

**Heating:** Propane

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## Miscellaneous



**Virtual Tour Link:**

<https://www.propertypanorama.com/instaview/bmt/347586>

**Present Use:** Bar,Restaurant

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

**Subdivision:** none

**Parcel Number:** 3508900,35097010

**List Office Name:** H BAR S Real Estate

**Possession:** At Closing

**Road Frontage:** 250

**Showing Instructions:**

Appointment  
Needed,Call Agent,24  
Hour

**Type of Business:**

Restaurant/Bar

**Misc Equipment:**

Antenna/Dish

**Office Sq Ft:** 600 sq ft

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## Fees and Taxes

**Tot Taxes:** \$2,800

