



\$2,250,000

## FORT SMITH, MT, 59035

<https://billingsrealtybrokers.com>

YELLOWTAIL SUBD, S16, T06 S, R31 E, BLOCK 2, Lot 10 - 15, 23010 SQUARE FEET, \*\*\*FOREVER MERGED\*\*\*. see attachments for full legals. Take advantage of this opportunity to own the Big Horn Fly & Tackle Shop of Fort Smith, MT. A fully operational fly fishing lodge that has been under the same ownership since [...]

- Business Opportunities
- Commercial
- Active



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## Basics

**Category:** Commercial

**Status:** Active

**Year built:** 1990, Existing

**County Or Parish:** Big Horn

**Type:** Business Opportunities

**Half baths:** 0 half baths

**Zone:** Other

**DOM:** 93

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## Building Details

**Water:** Public

**Number of Levels:** 1

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## Amenities & Features

**Sewer:** Public

**Cooling:** Other

**Heating:** Electric Baseboard

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## Miscellaneous

**Virtual Tour Link:**

<https://vimeo.com/1015903060/71d9d00a79>

**Road Frontage:** 500

**Subdivision:** Yellowtail

**List Office Name:** PureWest Real Estate - Billings

**Possession:** At Closing

**Showing Instructions:** Agent  
Must Accompany

**Parcel Number:**  
K097700,K100900

**Office Sq Ft:** 324 sq ft

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## Fees and Taxes

**Tot Taxes:** \$11,054

