

# ***Sonny Todd Real Estate***

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## ***24A Big Timber Loop Rd.***

***Big Timber, Montana***

***\$395,000.***

5500 sq. ft. clear span building with interstate visibility. High traffic area with a Town Pump convenience store/restaurant/gas station/casino right next door. Right at exit 367 off I-90. Private well, city sewer & natural gas service. Building has 4 heating zones and AC. Sign easement included for extra interstate visibility. Low maintenance building in great shape. Opportunity awaits!

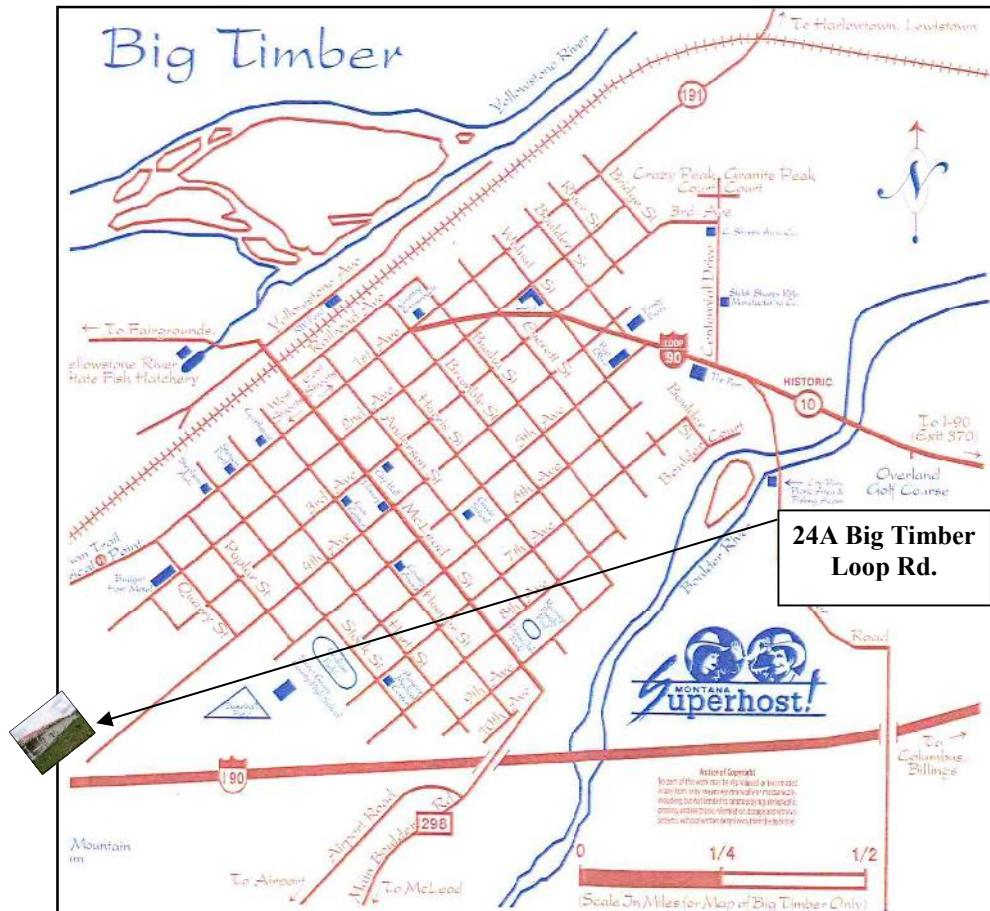
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**Notice:** The data contained herein was obtained from the owner and other sources deemed reliable, but is not guaranteed by agents. Prospective purchasers are advised to examine the facts to their own satisfaction. This offering is subject to change of price and terms, lease, prior sale or withdrawal from the market, without notice.

*Big Timber has much to offer as a small comfortable Montana town.*



**BIG TIMBER:** Located at the confluence of the Yellowstone and Boulder River, Big Timber is the Sweet Grass County seat and services as the support system to the areas cattle ranching community and recreation industry. Big Timber features a school system which offers K-12, a hospital, clinic, nursing home, Assisted Living, dentist, beauty shops, a quilt shop, golf course, churches, grocery and clothing stores, museums, art galleries, establishments offering fine food from the nationally acclaimed dining at "The Grand Hotel", to casual meals at the Frosty Freez, motels, bed and breakfasts, movie theater and a paved airport capable of facilitating most any private aircraft.

