



5 NORTH CENTRAL AVENUE

CUT BANK, MONTANA 59427 · TURNKEY RESTAURANT + LUXURY APARTMENT

SALE PRICE
\$477,500

BUILDING
±5,475 SF

APARTMENT
3 BED / 2 BATH

FINANCING
SELLER CARRY

PROPERTY OVERVIEW

Turnkey restaurant and residence in downtown Cut Bank. Garden of Eat-In is an established lunch and bakery spot with a recently updated dining room, prep and cooking space, storage and a large gas oven, sold with all furniture and equipment. The lower level is a remodeled 3-bed, 2-bath apartment with custom tile, solid wood cabinetry, an open kitchen and living area, and a primary suite with walk-in closet. Seller financing is available.

PROPERTY HIGHLIGHTS

- Established turnkey restaurant
- All furniture and equipment included
- Remodeled 3 bed / 2 bath apartment
- Custom tile, marble inlays, wood cabinetry
- Live on site or rent the apartment
- Downtown Central Avenue location
- Seller financing available
- Financials with signed NDA

Showings by appointment for qualified buyers; agent must accompany. Buyers sign an NDA before showings or release of financials. Business information provided by the seller and not independently verified. Information has been provided from sources deemed reliable but is not guaranteed. Buyer or tenant to verify all information to its own satisfaction.

RYAN PACHEK

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CATALYST COMMERCIAL REAL ESTATE SERVICES

21 3rd Street N, Suite 5A, Great Falls, MT 59401

MLS #30047238



RESTAURANT DINING ROOM



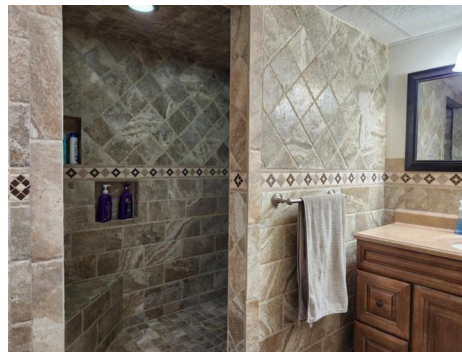
ORDER COUNTER AND KITCHEN



APARTMENT KITCHEN



APARTMENT PRIMARY BEDROOM



APARTMENT BATH



STOREFRONT

PROPERTY DETAILS

ADDRESS	5 N Central Avenue	SALE PRICE	\$477,500
CITY / COUNTY	Cut Bank / Glacier County, MT	BUILDING AREA	±5,475 SF
LEGAL DESCRIPTION	Cut Bank First Add, Blk 2, Lot 6	BUSINESS	Garden of Eat-In restaurant
SECTION / TWP / RNG	S12, T33N, R06W	RESIDENCE	3 bed / 2 bath apartment
GEOCODE	38452912234090000	INCLUDED	Furniture, fixtures, equipment
ASSESSOR NUMBER	0000000472	COOLING	Central air
YEAR BUILT	1926; fully remodeled	UTILITIES	Gas, electric, cable, sewer
LOT AREA	±0.08 AC / 3,485 SF	ZONING	Commercial
MLS NUMBER	30047238	2024 REAL ESTATE TAXES	\$1,964.00

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