

Clear Creek Realty



Residential ♦ Land ♦ Ranch ♦ Recreational

Turn-key Business Ready to Call Your Own.

Main Street
Sheridan, Montana



♦ Excellent opportunity to own your own Main Street building and turn-key business! This offering currently operates as Lil' Joys Bakery & Deli.

♦ Established Deli & Bakery has approx. 32' of Main Street Frontage. Business also offers specialty coffees & drinks, gifts & other merchandise.



For Sale

♦ WOW!! This offering includes the building, furnishings, supplies and equipment. Gift & food inventory may also be purchased.

♦ The building has been updated with ADA public restroom and electrical service.

♦ Property on city water, sewer & natural gas heat.

♦ Building property taxes for 2009 are \$ 1,775.07.

\$195,000



Seller may carry contract with minimum of 20% down, terms negotiable. Books will be shown to pre-qualified buyers only.

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