

The Sundowner Inn

0.64 Acres

Rosebud County, MT

\$1,490,000



HAYDEN  OUTDOORS.

The Sundowner Inn

TOTAL ACRES:

0.64

PRICE:

\$1,490,000

COUNTY:

Rosebud County

CLOSEST TOWN:

Forsyth, MT

Activities & Amenities:

ATV/Off Road
Equestrian/Horse Property
Hiking/Climbing
House/Cabin
Hunting - Predator/Varmint
Hunting - Turkey
Hunting - Waterfowl
Outfitting/Guide Service
Development Potential
Fishing
Hotel/B&B/Resort
Hunting - Big Game
Hunting - Small Game
Hunting - Upland Birds
Income Producing
Recreational Business

Land Details:

Total Acres: 0.64
Deeded Acres: 0.64
Zoning: Commercial
Include Business?: Yes
Income Type: Hotel
Estimated Taxes: \$14,000 - 2022
Source of Lot Size: Assessor/Tax Data

Building Details:

Type of Building: Hotel
Finished SQFT: 18,780
Bedrooms: 43
Bathrooms: 42
Parking Spaces: 40
Heating Systems: Electric Heaters

Property Summary:

The Sundowner Inn is a small town, family owned business that loves taking care of their guests! Known for their fantastic customer service and amenities, the Sundowner Inn has all your lodging needs covered. The hotel rooms have been extensively remodeled with your comfort in mind and ample parking. Excellent location just off of Interest 90 and across a Exxon Mobil for all of your fuel needs.

Land:

The hotel enjoys a clientele of long term repeat customers who come to stay year in and year out to enjoy the beauty of the valley that sits between the Yellowstone and the untamed wilderness of eastern Montana. At the Sundowner Inn, our motel rooms are designed to provide all the amenities you need for a comfortable stay. The 40 rooms have recent remodels with mini fridge, microwaves, granite counters, coffee maker, hair dryer, heat and A/C, and more. With a variety of room layouts including 3 single kings, 1 king suite, 17 single queens, 16 double queens and 3 family queens. With the average price of \$140.00/night. They have the room you are looking for in Forsyth Montana.





Improvements:

All improvements are maintained and have been updated as needed. Turn key, ready for a new owner. The owners suite has 3 bedrooms with another room that could be made into a 4th bedroom, 2 full bathrooms, and plenty of room for a family or owner/manager.

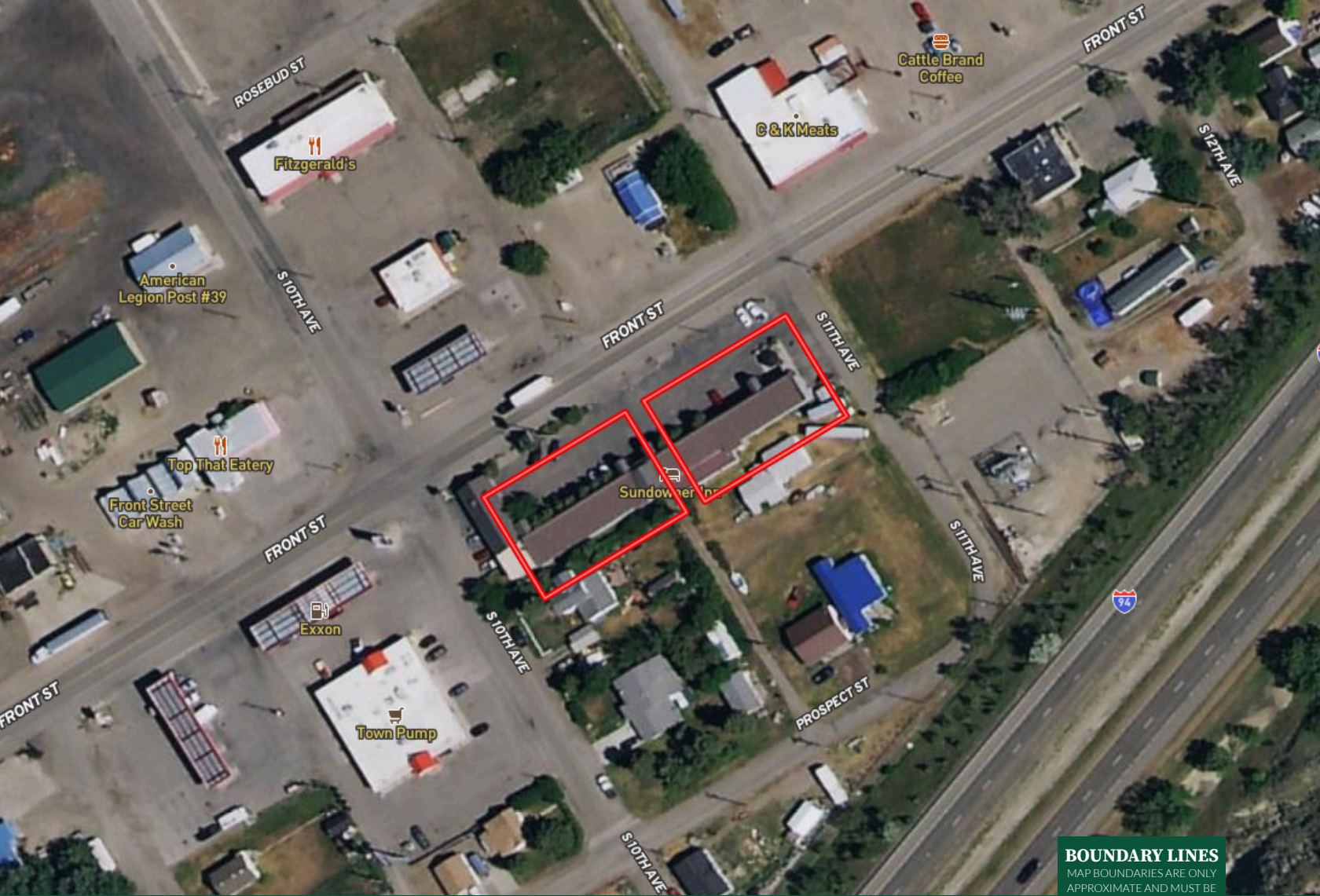
The Inn has 2 commercial dryers and 1 commercial washer, ice machine, lobby for continental breakfast, outdoor patio with grill and seating, and electric plugins for trucks and cars during the winter.

Recreation:

In the heart of excellent hunting, fishing, and recreation in Southeast Montana. Montana bird hunting is among the best bird hunting in the country. The variety of birds hunts available is nearly unrivaled. On upland bird hunts you will find sharptail grouse, hungarian partridge, doves, pheasant and turkeys. On waterfowl hunts you can expect to see plenty of geese and a variety of ducks on the waterways. It's the wide range of species you can hunt on one trip that makes this a truly unique bird hunting experience. The upland birds are hunted in a vast range of terrain from grassy flats to a wide array of thick brushy draws. The sharptail and partridge are found in the higher brush pockets and grass flats, pheasants in the lower thick draws, doves along roads and tree lines and the turkey hang out in the timber country. The Antelope, Mule Deer, Whitetail, and Elk hunting in eastern Montana is some of the best in the state. There are thousands of acres of public ground within a short driving distance of Forsyth.

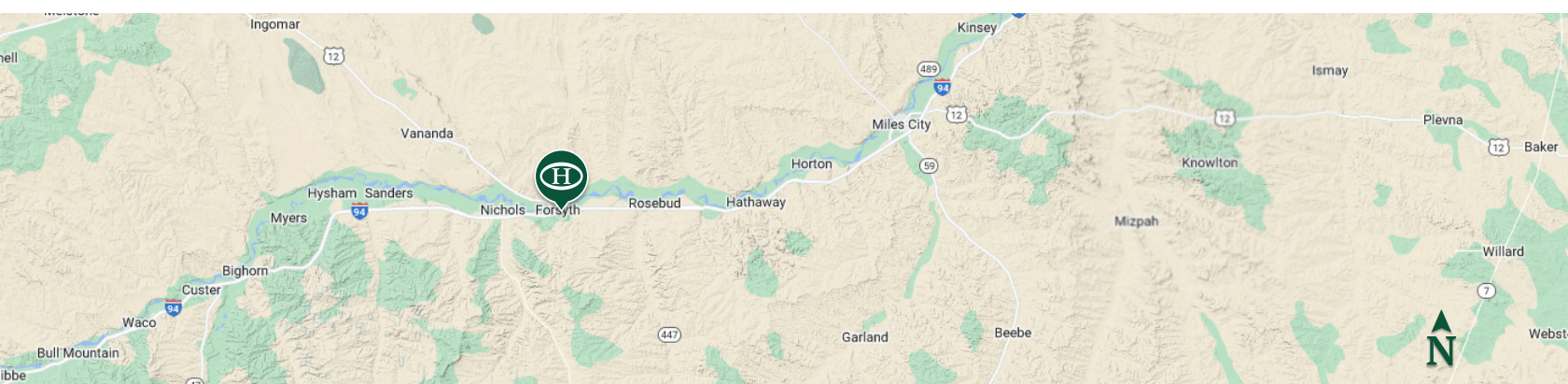
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BOUNDARY LINES
 MAP BOUNDARIES ARE ONLY
 APPROXIMATE AND MUST BE
 VERIFIED FOR ACCURACY.

 Boundary



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