

CORDER

AND ASSOCIATES, LLC



Cater To the Hi-Line and Beyond

730 Granite Ave., Shelby, MT 59474

Offered at \$95,000



Presented Exclusively by
Kaitlyn Lyders, REALTOR®

406-622-3224 office
406-570-3256 cell
Kaitlyn@CorderLand.com



Property Information

Lot Size: 0.138 deeded acres

Taxes: \$900.00 (2023)

Legal: GREENUP ADD (SHELBY), S22, T32 N, R02 W,
BLOCK 002, LOT 013

Year Built: 1930

Square Footage: 1,456

HVAC: Gas forced air; New furnace

Water/Sewer: City water and sewer

Included in Sale: Inventory; Equipment on property; 2010
Ford Flex SE

Type of Business: Food service/Catering

Zoning: Residential but approved for commercial

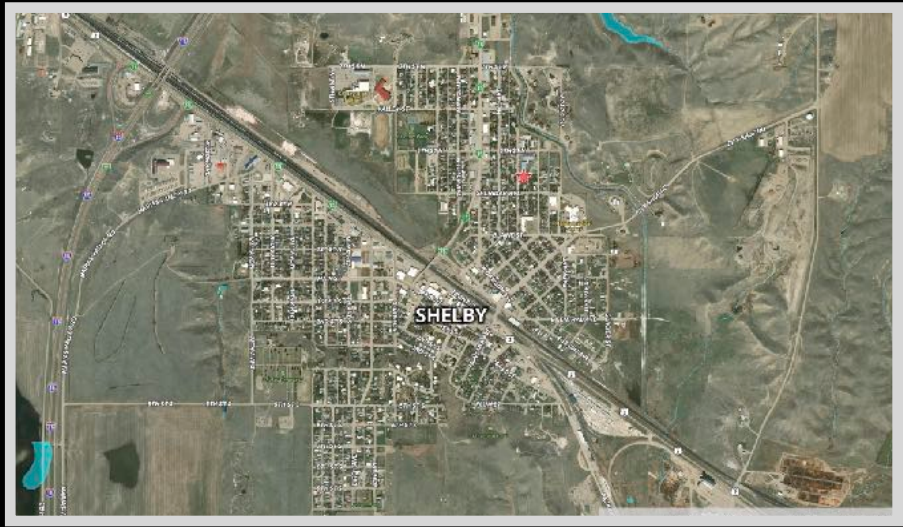
Executive Summary

Elevate your catering and food service business by establishing a presence in Shelby, Montana! Serve up delights to the Hi-Line with a building boasting a shiny new furnace, partially upgraded plumbing and electrical, plus all the inventory you need to get cooking! Additionally included is a 2010 Ford Flex SE with low mileage and brand-new snow tires. With tons of storage in the basement and beyond, plus a partly fenced yard filled with shady mature trees, you'll have all the ingredients for success right at your fingertips.



Local Area

Shelby, MT is in north-central Montana and is the county seat for Toole County. Just 30 miles south of the Canadian border and 80 miles east of the infamous Glacier National Park, it lies at the intersection of Interstate I-15 giving quick access to north and south destinations, and Highway 2 giving quick access to east and west destinations. The tracks of the Burlington Northern/Santa Fe pass through and link Chicago to Seattle. What once was a cattle town is now home to agriculture and oil. Life in Shelby is full of recreation and memory-making. Be sure to visit the Carousel Rest Area which features a restored 1936 merry-go-round. Swing some clubs at the Marias Valley Golf and Country Club while taking in views of the Marias River.



Area Attractions

Tiber Dam-Lake Elwell

Hidden away like a prize just east of Shelby, Montana lies a versatile recreational area that provides a place to make golden memories and enjoy Montana scenery and leisure. Tiber Dam-Lake Elwell boasts year-round angling for Walleye, Northern and Sauger Pike, native Trout, Ling, Perch, and others. Try out bow fishing for carp that frequently exceed 20 pounds! Along with many campgrounds and picnicking areas, there are over 178 miles of shoreline to appease swimmers and boaters alike. Five well-maintained boat ramps make it convenient and easy to get your boat in the water. Take in the spectacular windblown sandstone formations and one of the largest earthen dikes in the world over three miles long! Relish in the surrounding area's excellent hunting for Mule and White-Tailed deer, antelope, upland game birds, waterfowl, and varmints. Birdwatching is a popular activity as well. Experience some of Montana's best at the Tiber Dam-Lake Elwell marina!

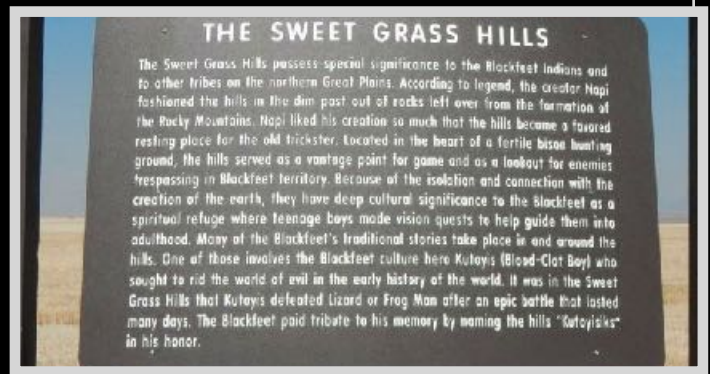
Fishing the Marias River

The Marias River gently meanders for more than 60 miles through the rolling prairie before it spills into Lake Elwell. It is marked by the soft shale and sandstone bluffs that flank the river. Both cold water and warm water species can be found here, but it is primarily a warm water fishery near Tiber Reservoir. Walleye is the most abundant game fish, and every summer, there is a fishing tournament to declare the best fisherman. Walleye use the upper portion of the Marias for spawning thus the population remains in the river throughout the summer. Cold-water game fish such as Rainbow Trout and mountain whitefish inhabit this portion of the Marias but are lower in numbers. Northern pike, yellow perch, and burbot are other fish species that anglers seek. The non-game fish that inhabit these waters include common carp, Flathead chub, lake chub, emerald shiner, fathead minnow, longnose dace, and Rocky Mountain sculpin.



Sweet Grass Hills

Located in north-central Montana along the Canadian border, the Sweet Grass Hills are an isolated mountain range that invites hiking and wildlife viewing of deer, antelope, elk, fox, golden eagles, and grouse! The Sweet Grass Hills are comprised of three buttes: the West Butte, Middle Butte, and East Butte. Hardly hills, these towering peaks reach 3,000' in elevation! The Hills are a result of igneous activity that occurred about 50 million years ago. Take the Sweet Grass Hills Backcountry Drive for 66 miles of remote and unique scenery.



Fishing and Hunting on the Rocky Mountain Front

Some of the most prime bow hunting in the northwest is located just outside Shelby's back door. For deer hunting at its finest, the Marias River bottom offers some of the best white-tailed hunting in the state. Located only seven miles south of Shelby, several ranked Pope and Young white-tail have been taken. Newly acquired Montana Fish Wildlife and Parks property has established the Marias River State Park which will host limited-access deer hunting this fall.

Just 45 minutes of driving north will take you to the area of the Sweet Grass Hills. Pope and Young ranked white-tail have been taken from the Hills. The Sweet Grass Hills are also home to a tremendous herd of elk which are among the ultimate goals of any archer. Both the Sweet Grass Hills and the Marias River also harbor huge record book mule deer.

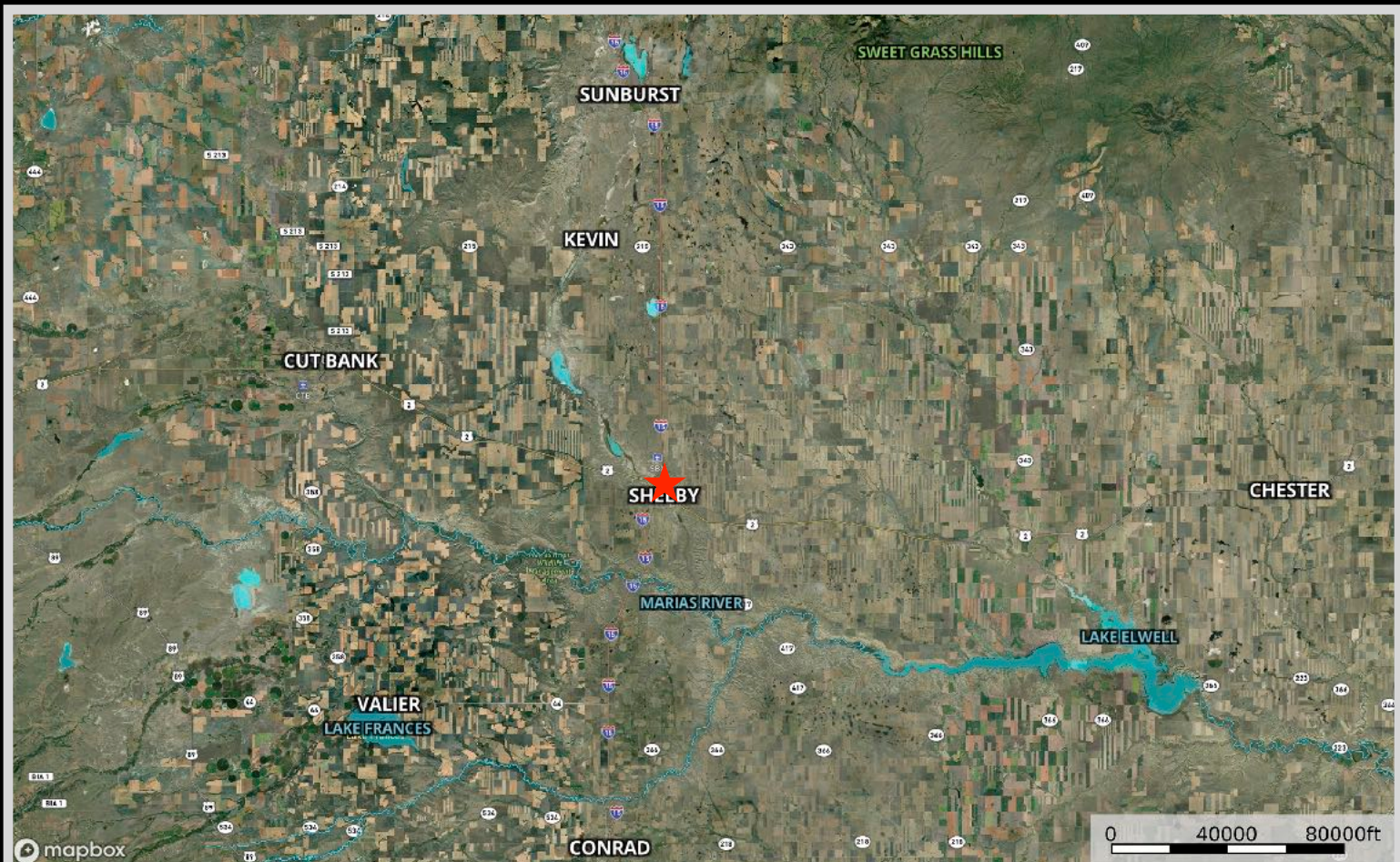
The antelope and pronghorn are everywhere around Toole County and certainly offer a challenge to the open plains hunting style needed to bag these swift-moving animals.

Shelby is located only 60 miles east of the slopes of the Rockies, so hunting in the mountains is by no means to be ruled out.

The Marias Valley Archers have developed a natural shooting range for the enjoyment of all shooters in the Shelby community. The Marias Valley Archers boasts a membership of nearly 50 including shooters and their families. The group offers seasonal leagues as well as annual competitions. The range is an invaluable resource to the 4-H Shooting Sports Program and the Bowhunter Safety Program. During winter months the group meets weekly to shoot both competitively and for fun at the Shooting Sports Arena at the Marias Fairgrounds.



Property Map



The information is provided by outside sources and deemed reliable but not guaranteed by the brokerage firm, its agents or representatives. Buyers and their agents are encouraged to conduct due diligence, and verify to their satisfaction, the information contained herein regarding property.