

LITTLE OTT'S

Hiways 2 & 191 Junction

C-Store/Fuel Stop/Malta, MT

Presented by Jordan Land Management, LLC.

Location, Location, Location! That old adage has never been truer than this! Located at **Highway #2 & #191 Junction** in Malta, Montana, this long established, hometown Convenience store and fuel stop is on **one of the best spots on the entire Hi Line!**



Little Ott's is seen by every vehicle traveling east or west from **North Dakota to Kalispell** and the **first Fuel Stop** for all those driving from **Billings to the Hi Line**. Plus there are the loyal locals who regularly stop for the usual groceries, fuel, and candies, or the selection of assorted hot snacks prepared daily in the **fully equipped kitchen**. Of course, there is the necessary ice cold beer and wine before heading to fish or boat on **Nelson Reservoir**.

The Highway 2/191 Junction isn't the only plus when it comes to location. Adjacent to Little Ott's is the **Rest Stop, Trafton Arena, and Trafton Park** with its numerous **RV campsites** making it handy for local and summer tourists to simply walk over to Little Ott's for their beverage, food and snack purchases.



Most of the coolers and drink dispensers are owned by the respective distributors (Coke, Pepsi) who are responsible for maintenance of their machines. Held licenses include both **"Off Premises"** and **"On Premises"** for beer and wine sales so the recently remodeled addition (2008) with its own **separate entryway** and parking is ready for a small bar and casino which adds to income potential.



The simple floor plan design allows the cashier to oversee not only **in- store customers** but also provides an **excellent outside view** of all fuel dispensers, all from one location. A cashier has to only walk a few steps from the front counter to the kitchen which not only aids in security and efficiency but also gives that “**Mom & Pop**” feel to the business.

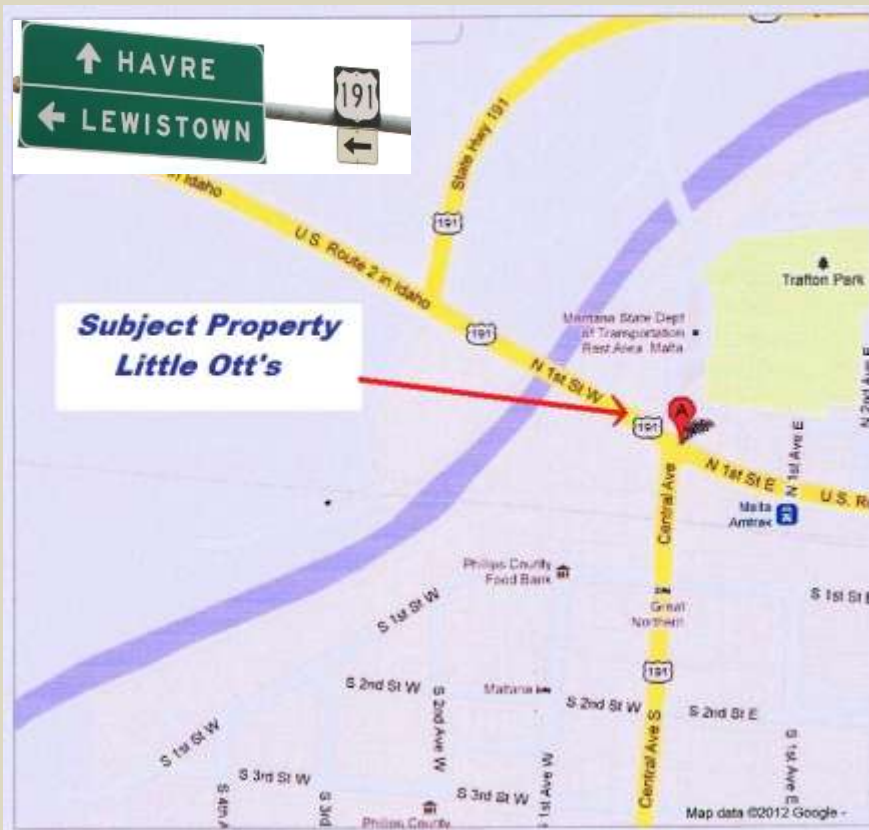
The Point of Sale (POS) cash register is a **Gilbraco Passport System** installed in **February of 2010** and is **current with new Credit Card laws**. It also **scans products** and **itemizes sales** for the **shift, day, month, and year**. An itemized confidential print out can be made available with signed Buy/Sell.



A **partial roof with new tin** and increased slope was **installed in 2011** and a **partial asphalt overlay** was performed this year. Underground tanks, double wall piping, fuel dispensers and unleaded/premium tanks were installed in 1996. Tanks and piping are inspected every 3 years by licensed inspector with the last inspection done in 2010 by Northwest Fuels of Kalispell.

Underground fuel storage consists of **two 6,000 gallon diesel tanks, one 10,000 gallon gas, and one 5,000 gallon gas tank**. Tanks are constantly monitored and **tested nightly** for loss of product by the **Gilbarco Veeder Root Tank Gauging System**. **Sensors under the dispensers and pump fuel tank entries** are designed to notify operator of any leaks or piping issues.





Dispensers are tested annually by MT DOT Weights and Measures with last test conducted in **November of 2011**. Dispensers accept Credit Cards 24/7. Owner states that a **new digital fuel price sign will be added in 2012** and will be included in the sale.

Current fuel contract is with Hi-Noon Petroleum of Missoula, a Sinclair distributor which also handles CC processing and invoices of fuel purchases. The owner currently hauls his own fuel. However, **Hi-Noon Petroleum is responsible to haul fuel to the site** should a new owner elect to go that route. Owner states that there has been no problems with Hi Noon for the past 8 1/2 years and fuel has always been available even when supplies are tight.

All business equipment is included. List price does not include fuel or in-store inventory. Fuel capacity can be instantly monitored and will be sold at invoiced cost. In-store product (beverages, food, snacks, etc.) sold at invoiced cost with value to be determined by itemized inventory prior to closing. **Listed Sale Price - \$599,000.**

Property Taxes - \$3,741.66

Applicable Licenses/Registration:

Cigarette – Tobacco Products Retailer

Food Purveyor – (Large), Perishable Food Dealer (Retail Only)
+ Food Services/Delicatessen (Onsite Retail)

Liquor – Off Premises Beer

Casino/Liquor – “Cash In Casino” – Beer & Wine for On or Off Premises Consumption

Retail Meters, Max delivery <=20GPM

Storage Tanks (4) – T2 Tanks > 1,100 gallons

For more information contact:

Eliot Strommen – Sales Associate

Jordan Land Management, LLC

PO Box 1, Vandalia, Montana 59273

Ph. – 406-367-5213

(cell) – 406-263-1095

or

E-mail address: eliotrealestate@nemont.net

