



Hardin Gas Station

1424 N. Crawford Avenue
Hardin, Montana 59034

Property Highlights

- Two lots totaling 1.071 AC
- Immediately off I-90
- Fiberglass tanks in ground
- 2 Canopies

Property Overview

This exceptional corner property boasts a strategic location just off I-90, making it easily accessible and highly visible. The spacious lot is perfect for a range of businesses, offering ample space for expansion and customization. A standout feature of this property is the inclusion of fiberglass gas tanks, providing a modern and durable fueling solution. Imagine the convenience and efficiency this brings to your operation. Additionally, there's a casino space and convenience store on-site, presenting multiple revenue streams and attracting a diverse customer base.



Offering Summary

Sale Price:	\$475,000
Building Size:	4,266 SF

For More Information

Haley Vannatta, CCIM

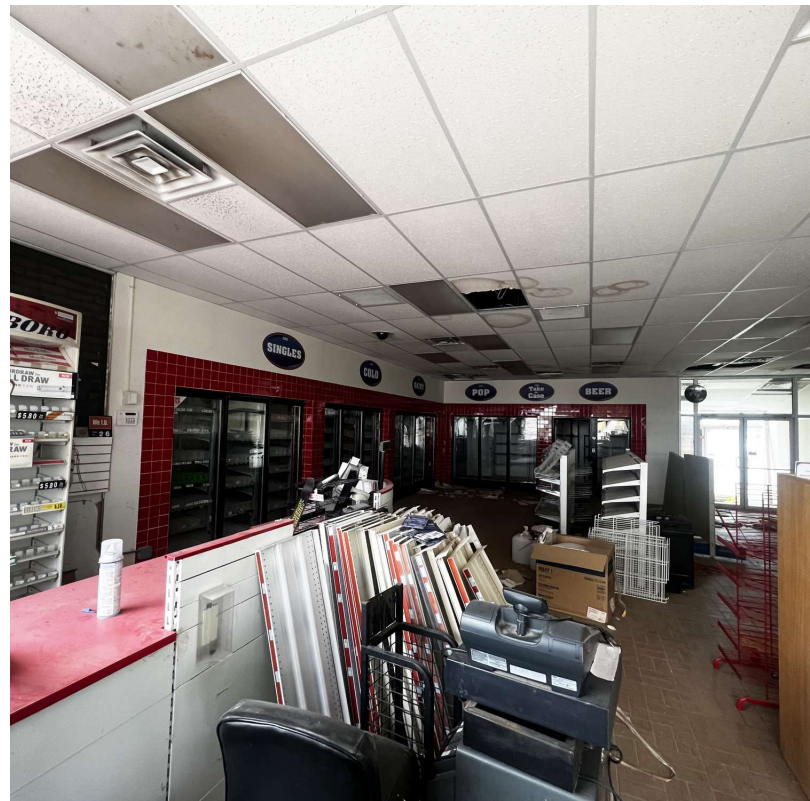
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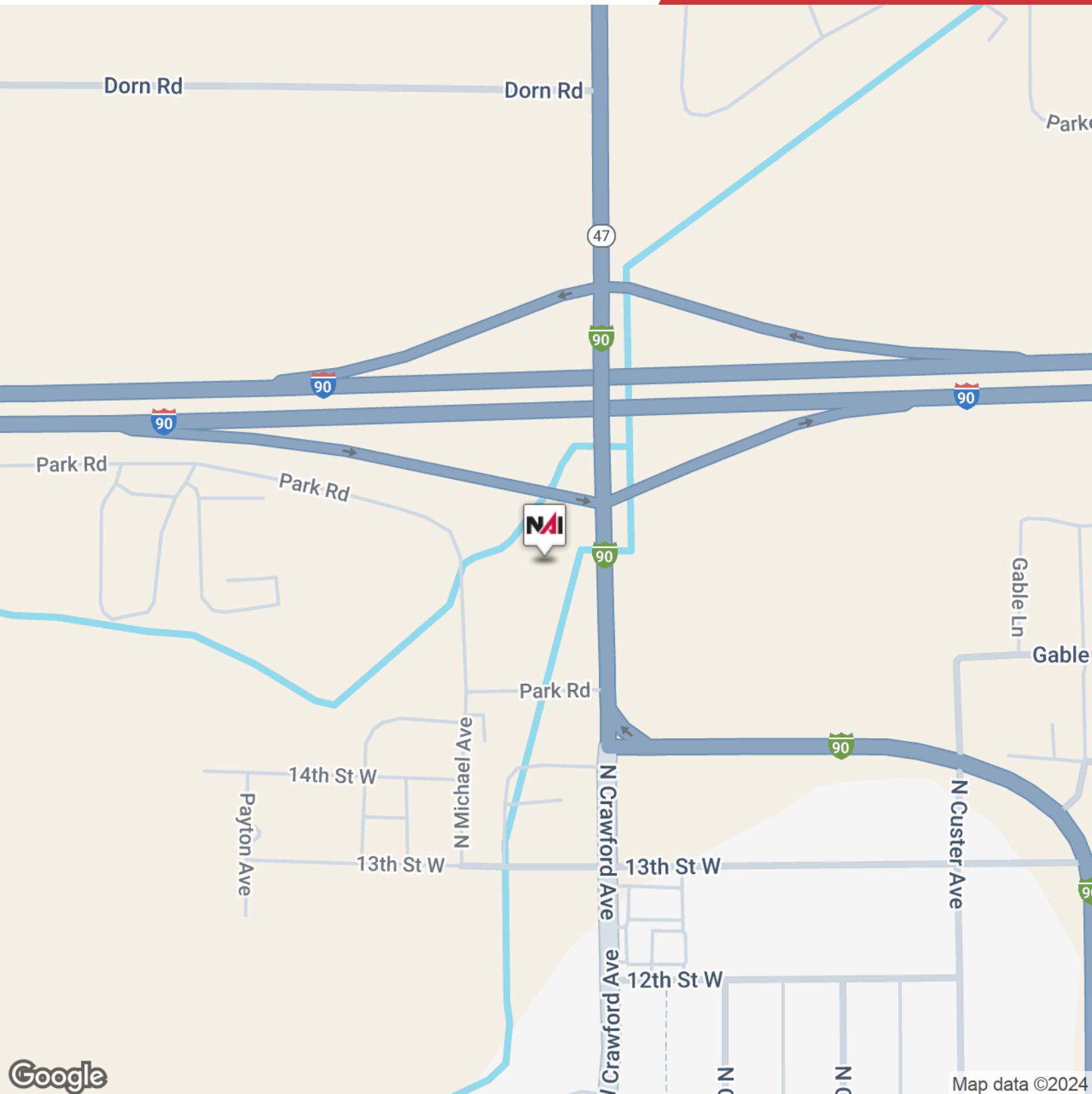
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For Sale

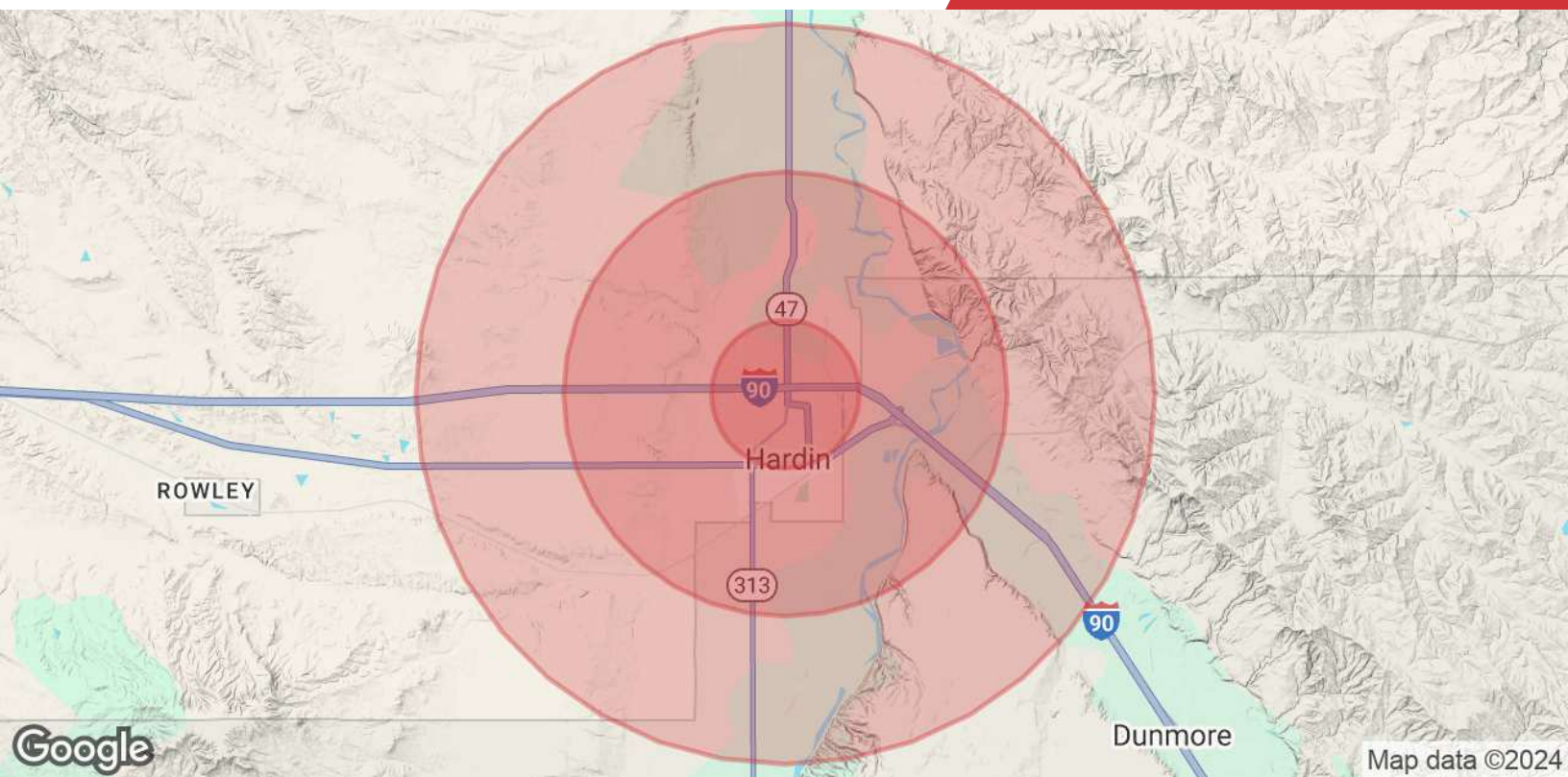
4,266 SF | \$475,000

Retail Space



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Population

	1 Mile	3 Miles	5 Miles
Total Population	1,236	4,009	4,230
Average Age	30.4	27.8	27.8
Average Age (Male)	27.8	24.6	24.7
Average Age (Female)	33.3	31.8	31.7

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	533	1,537	1,599
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$53,761	\$53,127	\$52,825
Average House Value	\$145,595	\$136,054	\$135,884

2020 American Community Survey (ACS)