

OFFERING SUMMARY

LIST PRICE: \$3,998,000

Introducing **Firehall Fitness and Railyard Fitness** - an exceptional opportunity to own two thriving fitness centers in the heart of Livingston, Montana. These fully automated facilities provide 24-hour access and come equipped with state-of-the-art fitness equipment. This turnkey package includes both businesses, buildings, and all fitness equipment.

Firehall Fitness, located at **124 E. Callender St., Unit 2**, is a historic 6,615 sq ft building with a strong and loyal customer base of 951 active members. With recent updates to the building and amenities, including remodeled locker rooms and saunas, it's ready to impress both new and existing clients.

Railyard Fitness, situated at **126 E. Chinook St.**, offers an approximately 4,360 sq ft space on leased land. With 441 active members and recent updates to the heating and air conditioning systems, this facility is primed for continued success.

Livingston is surrounded by picturesque landscapes and is a gateway to Yellowstone National Park, attracting tourists and locals alike. With easy accessibility to both Bozeman and Billings airports, this area is booming with outdoor activities, art galleries, and culinary delights. Don't miss out on this unique opportunity to own these thriving fitness centers in an incredible location.

Contact us today for more information!

RAILYARD FITNESS



126 E. Chinook St. Livingston MT

- The Railyard is an approximately 4,360 Sq ft building located on Montana Rail Link Leased land
- Currently 441 active members
- Fully automated, register and pay online
- 24-hour access via member key card
- \$186,000 of equipment purchased since 2019
- Heating and Air conditioning recently updated

www.railyard.fitness

FIREHALL FITNESS



124 E. Callender St., Unit 2, Livingston MT

- The Firehall condo is an approximately 6,615 Sq ft historic building in the heart of downtown Livingston
- Currently 951 active members
- Fully automated, register and pay online
- 24-hour access via member key card
- \$200,000 of equipment purchased since 2017
- Building and plumbing updated 2021
- Locker rooms remodeled to the studs 2021, with Saunas
- All electrical to code in 2022

www.firehallfitness.com