

Client Full

Listing

CLIENT DETAIL REPORT

MLS#: 361064

1662 Bobcat Drive Unit#1662

Date Printed: 08/03/2021



GENERAL INFORMATION

Status:	Active	Lease Type:	NNN	Tot SqFt Cost::	\$19.33
Type:	Retail	Unit Sq Ft:	4,088	Monthly Cost:	\$6,285.13
Asking Lse Amt:	\$6,285.00	Rent/Terms:	\$5,872.63	Lot Size:	
Price Per:	Month	Price/Sq Ft:	\$1.54	NNN/SF Year:	2.83
Address:	1662 Bobcat Drive Unit#1662				
City:	Bozeman	Area:	2FC - Boz Area Four Corners		
State:	MT	Zip:	59718	County:	Gallatin
Directions:	Bozeman West toward Four Corners south side				
Legal:					

PROPERTY DETAILS

Office Sq Ft:		Zoning:	KR - Condominium Rural
Warehouse Sq Ft:		Planning Jurisdiction:	County
# Floors:	1	Flood Plain:	
Elevator:	No	Currently Occupied:	
Parcel Tax ID#:	00RGG63041	3 Phase Elec Svc:	Yes
Possible Uses:	Office – Office Building, Office – Office Space, Industrial – Flex Space, Retail – Strip Center, Retail – Anchor		

FEATURES

Tenants Pay:	Electric, Garbage, Gas, Insurance, Lawn Care, Maintenance, Taxes	Ceiling Height:	11-15 Feet
Landlord Pays:		Parking:	Common
Heating:	Gas Forced Air	Utility Services:	115V Electric, 220V Electric, Common Well, Natural Gas, Septic
Cooling:	AC-Central		

PUBLIC INFORMATION

Public Remarks

Great Retail option on Huffine Lane. Total SqFt available 4088. Ready Now. Showroom private office. Common Parking overhead door in the rear. Great for building industry Tenants. Carpet / Flooring, Furniture.

Evan McCaw
McCaw, DeVries, Steinhauer & C
676 Ferguson Ave. Ste. 4
Bozeman MT 59718
Ph: (406) 581-2213
etmccaw@gmail.com

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Photos

8/3/2021

Matrix

Retail

1662 Bobcat Drive Unit#1662

LP: \$6,285

[361064](#) Active

Bozeman, MT 59718



