

Client Full

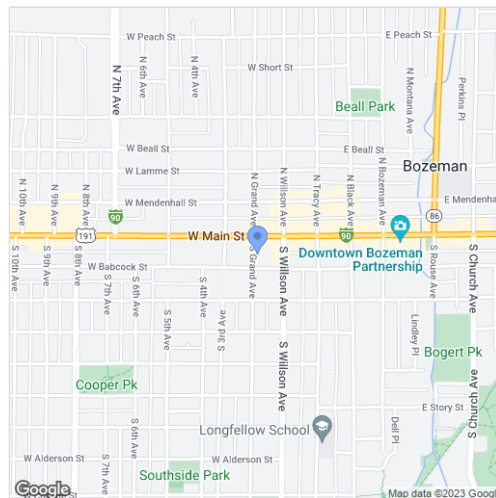
Listing

CLIENT DETAIL REPORT

MLS#: 380627

22 S Grand Avenue

Date Printed: 03/03/2023



GENERAL INFORMATION

Status:	Active	Lease Type:	NNN	Tot SqFt Cost: \$	\$33.09
Type:	Commercial Building/Structure	Unit Sq Ft:	5,500	Monthly Cost: \$	\$15,166.25
Asking Lse Amt:	\$29.09	Rent/Terms:	\$29.09	Lot Size:	3,050 - SqFt
Price Per:	Year	Price/Sq Ft:	\$0.01	NNN/SF Year:	4.00
Address:	22 S Grand Avenue				
City:	Bozeman				
State:	MT	Zip:	59715		
Subd/Complex:	Story Addition				
Directions:	1 building south of Main St on Grand Ave, across from First Interstate Bank, between the Lark Motel and Summit Bike Shop!				
Legal:					
Area:	1SM - Boz Main to Kagy				
County:	Gallatin				

PROPERTY DETAILS

Office Sq Ft:		Zoning:	B3 - Central Business
Warehouse Sq Ft:		Planning Jurisdiction:	City
# Floors:	2	Flood Plain:	
Elevator:		Currently Occupied:	No
Parcel Tax ID#:	RGH1654	3 Phase Elec Svc:	
Possible Uses:	Medical, Office, Retail		

FEATURES

Tenants Pay:	Electric, Garbage, Gas, Insurance, Maintenance, Sewer, Taxes, Water	Ceiling Height:	Varied Heights
Landlord Pays:		Parking:	Downtown Street
Heating:	Forced Air	Utility Services:	City Sewer, City Water, Natural Gas
Cooling:			

PUBLIC INFORMATION

Public Remarks

Great opportunity for turn-key main floor office space in downtown Bozeman. Many successful local and national businesses have called this building home, appreciating that connectivity to the downtown core is key to attracting and retaining quality employees and customers. Grab coffee on your walk to work, meet up with friends and coworkers for lunch, sample the happy hour menu at a new restaurant, it's all right there! The main floor of this office building features: 7 offices, conference room, kitchenette, reception area, and 2 bathrooms. The lower level is more open with 4 additional office/ conference spaces and storage. The location and layout of this unique office building provide a flexible opportunity for your growing business. Take a tour today!

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