

330303 304 Gallatin Park Drive, Bozeman, MT 59715



County:	Gallatin	Status:	Active
Subd/Complex:		Asking Price:	\$2,291.00
Area:	1NE - Boz N of Main/E of 19th		
Class:	Commercial Lease	Type:	Restaurant
Lot Size:		Price/Sq Ft:	\$1.35
Lease Type:	NNN	Unit Sq Ft:	1,700
Rent/Terms:	\$2,291.67	Tot SqFt Cost:	\$16.17
NNN/SF Year:	3.82	Monthly Cost:	\$2,291.67

Cafe/ coffee shop space available in Northeast Bozeman. Main floor cafe space with additional lower level area for storage, prep, etc.. located in Gallatin Park Subdivision. Directly across from the East Gallatin Recreation Area. The commercial subdivision has over 30 individual lots, the building itself contains over 40 private office suites. Manley Rd is used consistently by residents to the north, dog walkers headed to the many parks and trails, and summer visitors who use the pond and relax on the beach.

Directions: North on Rouse from Main St, West on Griffin, North on Manley, Past Map Brewing on Left.

LAND, SITE AND TAX INFORMATION

Legal: GALLATIN PARK SUB, S36, T01 S, R05 E, BLOCK 2, Lot 3-A Unit 4, ACRES 2.0136, PLAT J-300-B

Ownership:	Tax Year:	Apx Tax Amt:
Builder/Architect:	Currently Occupied:	Flood Plain: No
Parcel Tax ID#: 00RFG44020	Planning Jurisdiction: City	
Additional Parcel Tax IDs	Zoning: M1 - Light Manufacturing	
Zoning District:	Warehouse SF:	# Floors: 2
Office SqFt:	3 Phase Elec Svc: Yes	
Elevator: Yes		
Possible Uses: Retail – Restaurant		

Features

Tenants Pay: Electric, Garbage, Gas, Insurance, Lawn Care, Maintenance, Sewer, Taxes, Varies, Water
Landlord Pays:
Parking: 56+ Spaces / Common
Heating: Forced Air, Gas Forced Air
Utility Services: City Sewer, City Water, Natural Gas
Ceiling Height: 8-10 Feet
Cooling: AC Unit, Central Air



For More Information Contact:

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