

Cross Property Customer Flyer (Tabbed)

 Customer Flyer

330302 304 Gallatin Park Drive, Bozeman, MT 59715



County: Gallatin	Status: Active
Subd/Complex:	Asking Price: \$593,000
Area: 1NE - Boz N of Main/E of 19th	
Class: Commercial	Type: Commercial Land
Lot Size: 23,100.00 / SqFt	Year Built:
Bldg SqFt: 7,680	Price/Sq Ft: \$77.21

Great location for office/ industrial building across from the East Gallatin Recreation Area in North East Bozeman. Site is approved for building up to 7680sf on 2 floors in popular Gallatin Park Subdivision. This site offers on and off street parking, is within the city of Bozeman, and is zoned for office and light manufacturing.

Directions: North on Rouse from Main St, West on Griffin, North on Manley, Left on Gallatin Park, lot is 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: 2018	Apx Tax Amt: \$0
Builder/Architect:	Planning Jurisdiction: City	Flood Plain:
Parcel Tax ID#: 00RFG44020	For Sale: Land	
Additional Parcel Tax IDs	Certified Green Bldg:	Covenant: Yes
Zoning District: Bozemaan	Zoning: M1 - Light Manufacturing	
Exceptions:		

Features

Possible Uses: Office – Office Building, Office – Office Space, Office – Office Condo, Industrial – Flex Space, Industrial – Industrial Condo, Land – Office, Land – Commercial

Parking: 11-25 Spaces

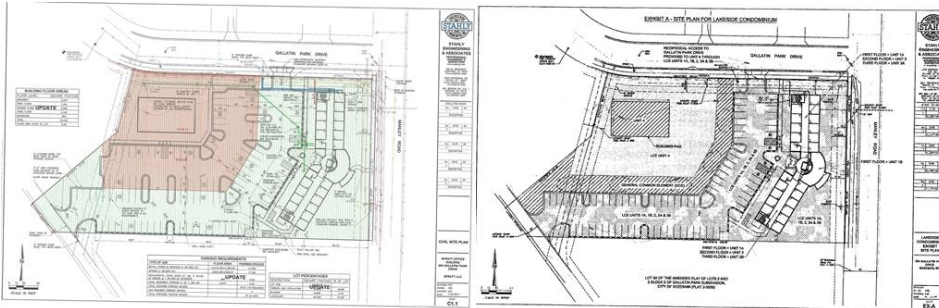
Heating:

Tenant Pays:

Utility Services: Cable, City Sewer, City Water, Natural Gas, Telephone

Cooling:

Road Access:



For More Information Contact:



Edward Steinhauer
Direct (406) 580-1456
Office (406) 587-5540

 Photos

Commercial Land

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