

Client Full

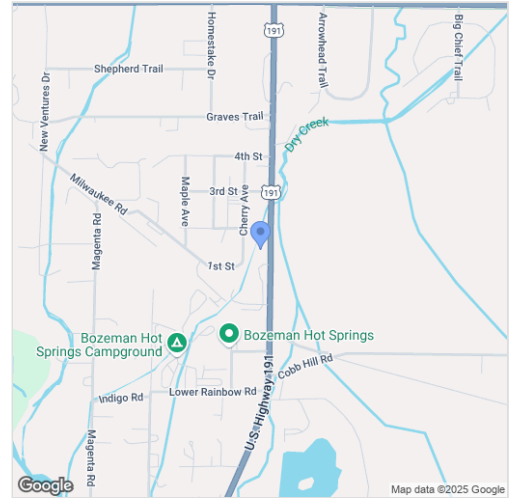
Listing

CLIENT DETAIL REPORT

MLS#: 397674

81341 Gallatin Road Unit#C

Date Printed: 03/03/2025



GENERAL INFORMATION

Status:	Active	Lease Type:	NNN	Tot SqFt Cost::	\$11.50
Type:	Office	Unit Sq Ft:	2,000	Monthly Cost:	
Asking Lse Amt:	\$9.00	Rent/Terms:	\$1,500.00	Lot Size:	
Price Per:	Year	Price/Sq Ft:	\$0.00	NNN/SF Year:	2.50
Address:	81341 Gallatin Road Unit#C				
City:	Bozeman				
State:	MT	Zip:	59718		
Subd/Complex:	Rainbow				
Directions:	South of 4 Corners on 191. Unit is just North of Arctic Spas on the West side of 191.				
Legal:					
Area:	2FC - Boz Area Four Corners				
County:	Gallatin				

PROPERTY DETAILS

Office Sq Ft:	2,000	Zoning:	C - Commercial
Warehouse Sq Ft:		Planning Jurisdiction:	County
# Floors:	2	Flood Plain:	
Elevator:	No	Currently Occupied:	No
Parcel Tax ID#:	RGF12198	3 Phase Elec Svc:	
Possible Uses:	Office		

FEATURES

Tenants Pay:	Electric, Garbage, Gas	Ceiling Height:	8-10 Feet
Landlord Pays:	Sewer, Water	Parking:	Common, Paved
Heating:	Heat Pump	Utility Services:	115V Electric, 220V Electric, Natural Gas, Septic, Well Water
Cooling:			

PUBLIC INFORMATION

Public Remarks

Great option for affordable 2000sf finished office space on 191 near 4 Corners and Gallatin Gateway. Easy access to Big Sky, Bozeman and Belgrade. Additional 2000sf of office may be available in adjacent office suite.

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