

Client Full

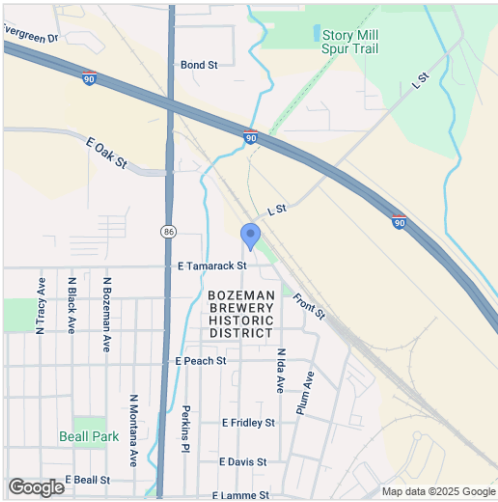
Listing

CLIENT DETAIL REPORT

MLS#: 404459

902 N Wallace Avenue Unit#Unit B

Date Printed: 07/29/2025



GENERAL INFORMATION

Status:	Active	Lease Type:	NNN	Tot SqFt Cost::\$21.31
Type:	Office	Unit Sq Ft:	1,605	Monthly Cost:
Asking Lse Amt:	\$14.58	Rent/Terms:	\$14.58	Lot Size:
Price Per:	Month	Price/Sq Ft:	\$0.01	NNN/SF Year: 6.73
Address:	902 N Wallace Avenue Unit#Unit B			
City:	Bozeman	Area:	1NE - Boz N of Main/E of 19th	
State:	MT	County:	Gallatin	
Zip:	59715			
Subd/Complex:				
Directions:	South on Wallace from Main St.			
Legal:				

PROPERTY DETAILS

Office Sq Ft:		Zoning:	M1 - Light Manufacturing
Warehouse Sq Ft:		Planning Jurisdiction:	City
# Floors:		Flood Plain:	
Elevator:		Currently Occupied:	Yes
Parcel Tax ID#:	RGH27830	3 Phase Elec Svc:	
Possible Uses:	Industrial, Office, Retail		

FEATURES

Tenants Pay:	Parking, Electric, Garbage, Gas, Insurance, Lawn Care, Maintenance, Sewer, Taxes, Water	Ceiling Height:	Varied Heights
Landlord Pays:		Parking:	Common, Downtown Street, Gravel, Paved
Heating:	Electric Baseboard, Forced Air	Utility Services:	City Sewer, City Water, Electricity In, Natural Gas
Cooling:	None		

PUBLIC INFORMATION

Public Remarks
Open industrial style office/ retail/ shop space in popular NE Bozeman mixed use area. Property features open work environment, private office conference room, kitchenette, roll up door and private bath with shower. Fun and funky northside location on Main Street to the Mountains trail system and walking distance to parks, downtown and restaurants. Great location for your startup or established business.

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