

## Client Full

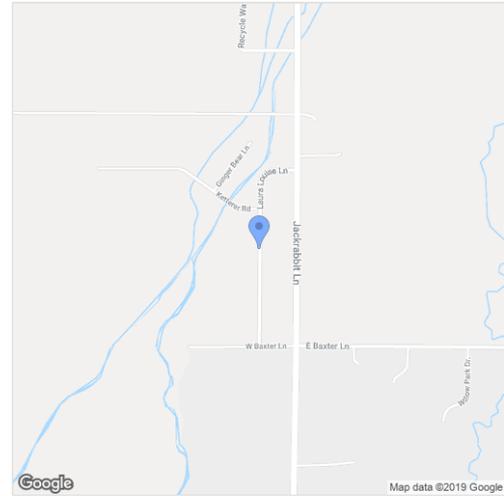
 Listing

### CLIENT DETAIL REPORT

MLS#: 331714

TBD Laura Louise Lane

Date Printed: 04/18/2019



#### GENERAL INFORMATION

<b>Status:</b>	Active	<b>Lot Size:</b>	2 - Acres	<b>City:</b>	Bozeman
<b>Type:</b>	Commercial Land	<b>Bldg Sq Ft:</b>		<b>State:</b>	MT
<b>Asking Price:</b>	\$625,000	<b>Year Built:</b>		<b>Zip:</b>	59718
<b>Price/Sq Ft:</b>		<b>Area:</b>	2FC - Boz Area Four Corners	<b>County:</b>	Gallatin
<b>Address:</b>	TBD Laura Louise Lane				
<b>Directions:</b>	North on Jackrabbit from 4 Corners, left on Baxter, right on Laura Louise, lot on right side.				
<b>Legal:</b>	KENNEDY SUB, S35, T01 S, R04 E, BLOCK 1, LOT 4, ACRES 2, IN SE4, PLAT J-456				

#### PROPERTY DETAILS

<b>Builder/Architect:</b>		<b>Zoning:</b>	C - Commercial
<b>3 Phase Electric Svc:</b>		<b>Zoning District:</b>	4 Corners
<b>Exceptions:</b>		<b>Planning Jurisdiction:</b>	County
<b>Parcel Tax ID#:</b>	00RFF58227	<b>Flood Plain:</b>	
<b>Additional Parcel Tax IDs:</b>		<b>Covenant:</b>	
<b>Possible Uses:</b>	Land – Commercial		

#### FEATURES

<b>For Sale:</b>	Land	<b>Parking:</b>	
<b>Tenants Pay:</b>		<b>Utility Services:</b>	
<b>Heating:</b>		<b>Cooling:</b>	

#### PUBLIC INFORMATION

##### Public Remarks

Great commercial opportunity for Jackrabbit frontage between Belgrade and 4 Corners. 2017 MDT traffic counts average nearly 15,000 vehicle daily with great visibility. Established commercial subdivision with multiple entrances and access to traffic light at Jackrabbit and Baxter for eas of entry and exit. This 2 acre lot is ready for your business. Adjacent 2 acre lot to the north may also be available for a total of 4 acres with Jackrabbit frontage.

Edward Steinhauer  
 McCaw, DeVries, Steinhauer & C  
 676 Ferguson Ave. Ste. 4  
 Bozeman MT 59718  
 Ph: (406) 580-1456  
 eddiesteinhauer@gmail.com

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