

Client Full

 Listing

CLIENT DETAIL REPORT

MLS#: 331713

TBD Laura Louise Lane

Date Printed: 04/18/2019



GENERAL INFORMATION

Status: Active	Lot Size: 2 - Acres	City: Bozeman
Type: Commercial Land	Bldg Sq Ft:	State: MT
Asking Price: \$625,000	Year Built:	Zip: 59718
Price/Sq Ft:	Area: 2FC - Boz Area Four Corners	County: Gallatin
Address: TBD Laura Louise Lane		
Directions: North on Jackrabbit from 4 Corners, left on Baxter, right on Laura Louise, lot is on right side		
Legal: KENNEDY SUB, S35, T01 S, R04 E, BLOCK 1, LOT 5, ACRES 2, IN SE4, PLAT J-456		

PROPERTY DETAILS

Builder/Architect:	Zoning: C - Commercial
3 Phase Electric Svc:	Zoning District: 4 Corners
Exceptions:	Planning Jurisdiction: County
Parcel Tax ID#: 00RFF58226	Flood Plain:
Additional Parcel Tax IDs:	Covenant:
Possible Uses: Land – Commercial	

FEATURES

For Sale: Land	Parking:
Tenants Pay:	Utility Services:
Heating:	Cooling:

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 is ready for your business. Adjacent 2 acre lot to the south 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

Information provided by Big Sky Country MLS is compiled from miscellaneous sources. Neither the Association, listing brokers, agents or subagents are responsible for its accuracy. MLS users should be advised and should advise prospective purchasers to verify all information in regard to the property by their own independent investigation prior to submitting an offer to purchase the property. Copyright 2019 BSC MLS.