

Client Full

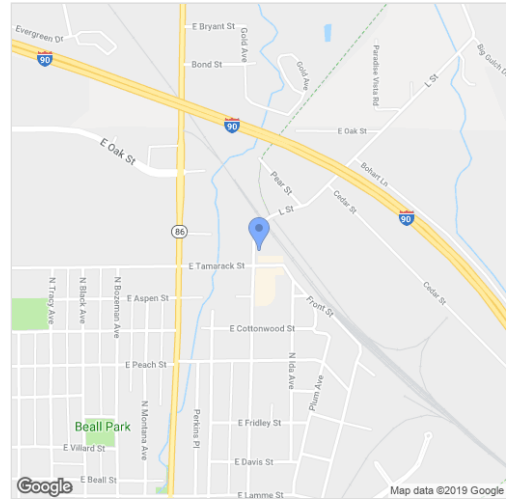
Listing

CLIENT DETAIL REPORT

MLS#: 328811

902 N Wallace Avenue

Date Printed: 02/18/2019



GENERAL INFORMATION

Status:	Active	Lease Type:	NNN	Tot SqFt Cost::	
Type:	Warehouse	Unit Sq Ft:	5,500	Monthly Cost:	
Asking Lse Amt:	\$3,667.00	Rent/Terms:	\$3,667.00	Lot Size:	31,328 - SqFt
Price/Sq Ft:	\$0.67	NNN/SF Year:	2.25		
Address:	902 N Wallace Avenue				
City:	Bozeman	Area:	1NE - Boz N of Main/E of 19th		
State:	MT	Zip:	59715	County:	Gallatin
Directions:	NE corner of Wallace and Tamarack				
Legal:	NORTHERN PACIFIC ADD, S06, T02 S, R06 E, BLOCK 103, LOT 1-4 & - 8-13				

PROPERTY DETAILS

Office Sq Ft:	1,200	Zoning:	M1 - Light Manufacturing
Warehouse Sq Ft:	4,300	Planning Jurisdiction:	City
# Floors:	1	Flood Plain:	
Elevator:	No	Currently Occupied:	Yes
Parcel Tax ID#:	RGH27830	3 Phase Elec Svc:	
Possible Uses:	Industrial – Flex Space, Industrial – Manufacturing, Industrial – Warehouse, Office – Office Space		

FEATURES

Tenants Pay:	Parking, Electric, Garbage, Gas, Insurance, Lawn Care, Maintenance, Sewer, Taxes, Water	Ceiling Height:	Varied Heights
Landlord Pays:		Parking:	Common, Garage, Paved
Heating:	Natural Gas	Utility Services:	City Sewer, City Water, Natural Gas
Cooling:			

PUBLIC INFORMATION

Public Remarks

Great location for office/shop/ warehouse user in sought after North East Bozeman. Building is on a large lot located on the edge of the Histori Mixed Use Zoning District and near the new Story Mill Park. Approximately 5500sf total main floor space with large paved parking area and bonus gravel area for parking or storage.

Evan McCaw
McCaw, DeVries, Steinhauer & C
676 Ferguson Ave. Ste. 4
Bozeman MT 59718
Ph: (406) 581-2213
etmccaw@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.

Photos

Warehouse

902 N Wallace Avenue

LP: \$3,667

[328811](#) Active

Bozeman, MT 59715

