

# SALE

## 77300 GALLATIN ROAD

Bozeman, MT 59718



**SALE PRICE**

**\$1,750,000**

**Nathan Matelich, CCIM**  
(406) 781-6889

**Michael Speidel**  
(406) 601-9695

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER**  
**COMMERCIAL**  
CBS

# SALE

## 77300 GALLATIN ROAD

Bozeman, MT 59718



Sale Price

**\$1,750,000**

### OFFERING SUMMARY

Lot Size:	1.73 Acres
Building Size:	2,020 SF
Zoning:	Unzoned

### PROPERTY OVERVIEW

- 1.73 Acres Unzoned Development Land + 3 Bedroom House
- Ideal Site for Shop/Warehouse Development
- 2,020 SF 3 Bed, 2 Bath Log Home Built in 1998
- Oversized 3 Car Garage
- Currently Includes 2 Tenants Renting RV Spaces

### LOCATION OVERVIEW

77300 Gallatin Rd is a high visibility development parcel located on Hwy 191 in Gallatin Gateway and perfectly positioned for businesses that service Bozeman and Big Sky. Located adjacent to multiple new shop/warehouse developments, this 1.73 acres of land is ideal for developers and small business owners alike who are looking to tap into the endless opportunities with the current zoning and light covenants. Ideal for shop/warehouse developers, heavy equipment sales/leasing or any small business that would benefit from great highway exposure, room to build and owner's/manager's house in back.

### OTHER RESOURCES

[Virtual Tour](#)

**Nathan Matelich, CCIM**  
(406) 781-6889

**Michael Speidel**  
(406) 601-9695

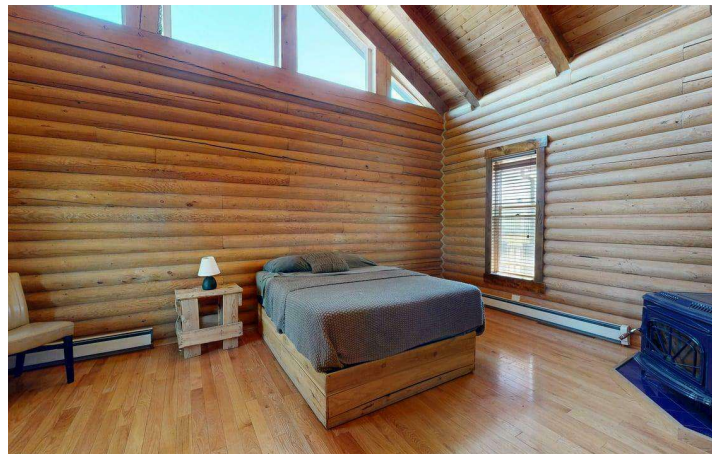
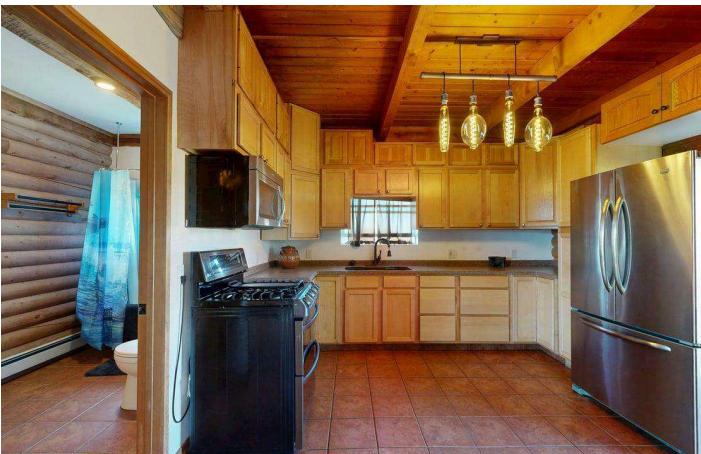
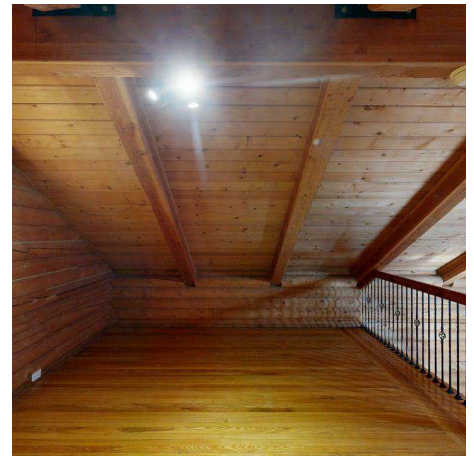
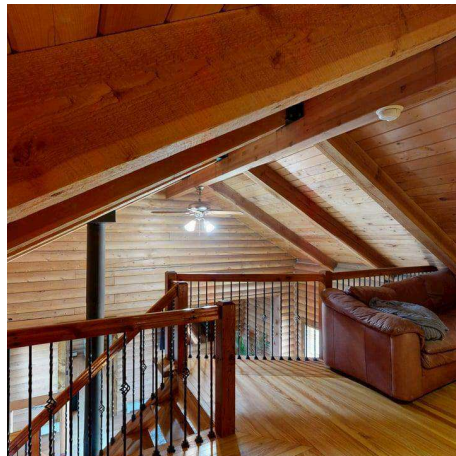
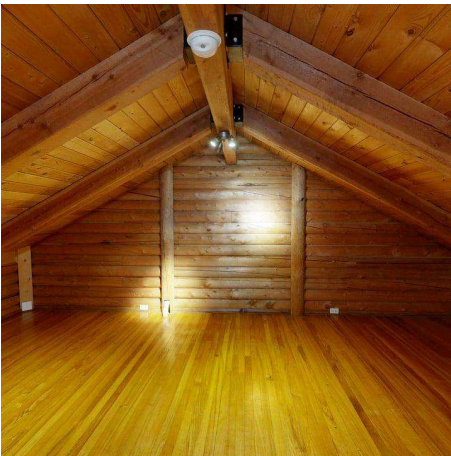
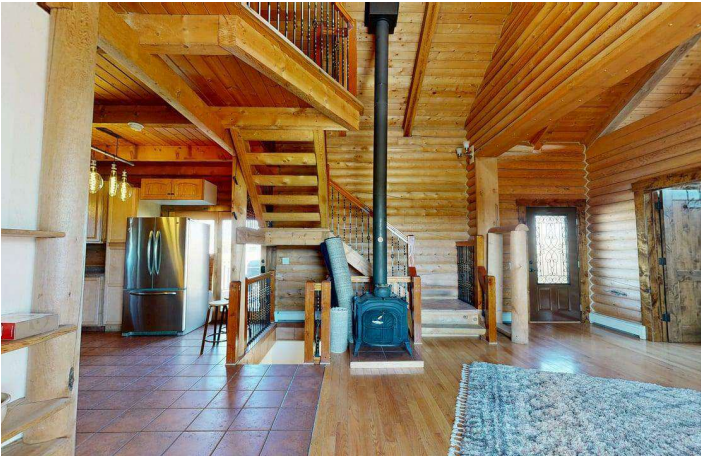


**COLDWELL BANKER  
COMMERCIAL**  
CBS

# SALE

77300 GALLATIN ROAD

Bozeman, MT 59718



**Nathan Matelich, CCIM**  
(406) 781-6889

**Michael Speidel**  
(406) 601-9695

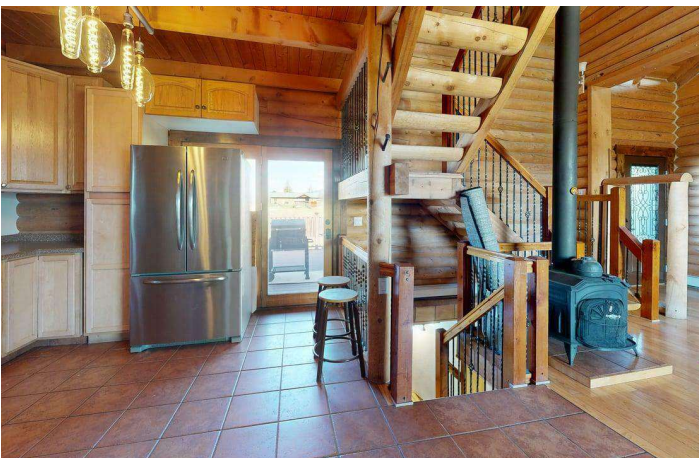
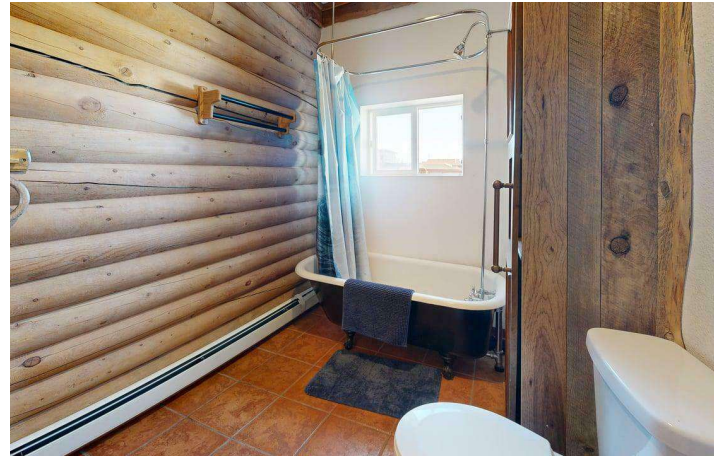


**COLDWELL BANKER  
COMMERCIAL**  
CBS

# SALE

77300 GALLATIN ROAD

Bozeman, MT 59718



**Nathan Matelich, CCIM**  
(406) 781-6889

**Michael Speidel**  
(406) 601-9695



**COLDWELL BANKER  
COMMERCIAL**  
CBS

# SALE

77300 GALLATIN ROAD

Bozeman, MT 59718



**Nathan Matelich, CCIM**  
(406) 781-6889

**Michael Speidel**  
(406) 601-9695

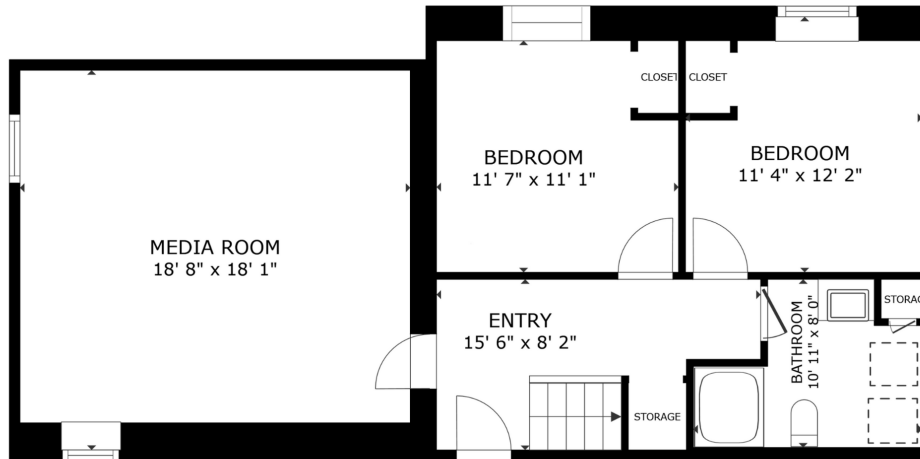


**COLDWELL BANKER  
COMMERCIAL**  
CBS

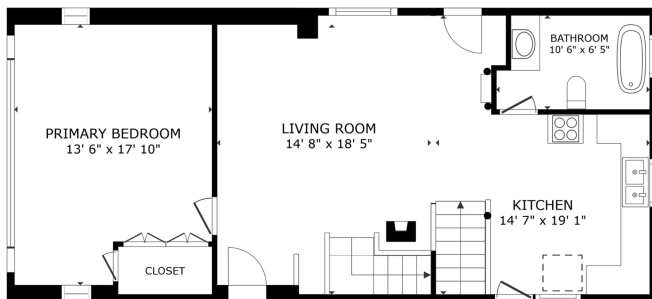
# SALE

77300 GALLATIN ROAD

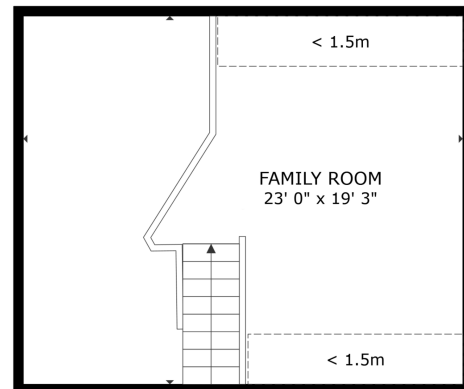
Bozeman, MT 59718



FLOOR 1



FLOOR 2



FLOOR 3

**Nathan Matelich, CCIM**  
(406) 781-6889

**Michael Speidel**  
(406) 601-9695

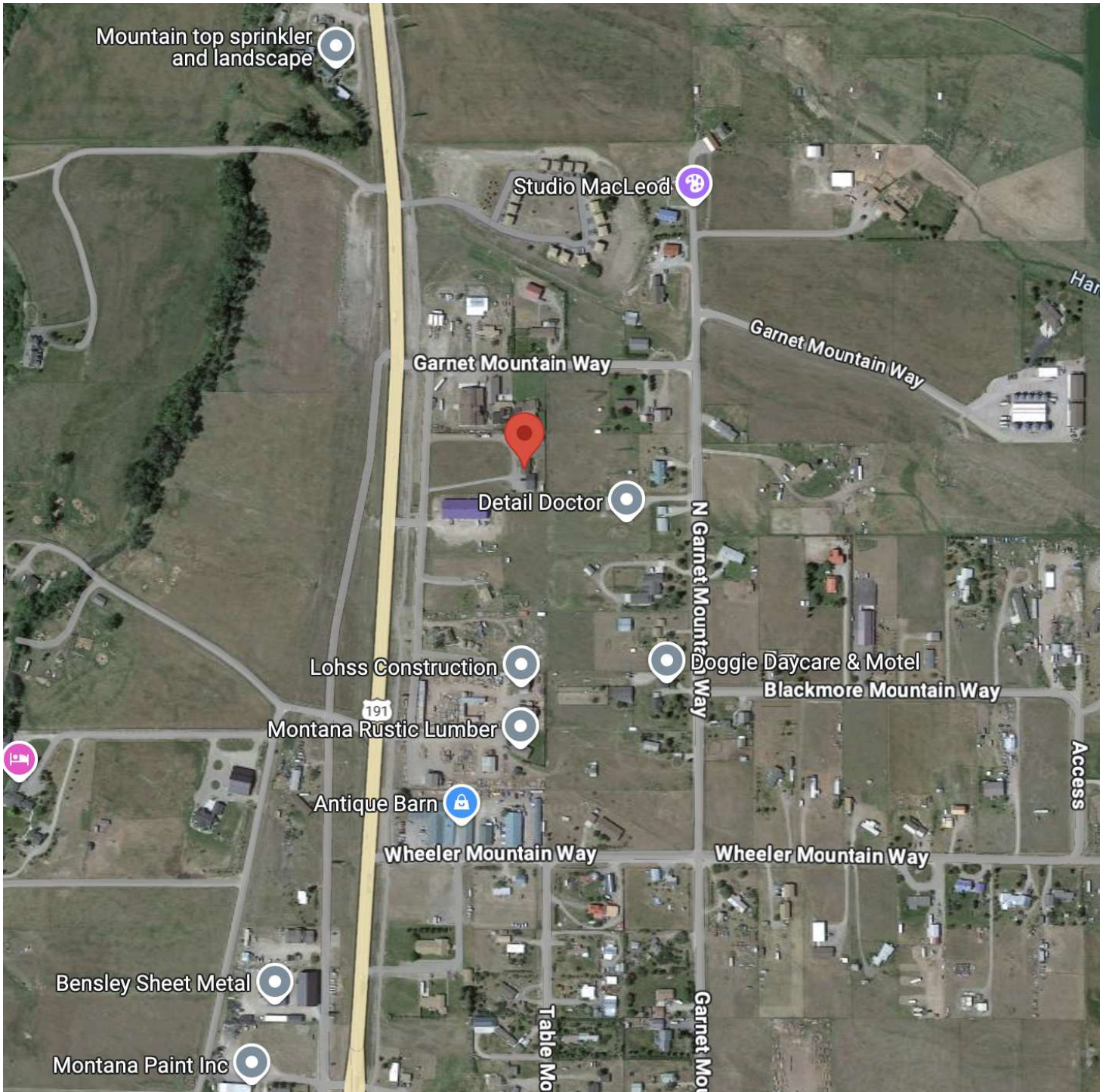


**COLDWELL BANKER  
COMMERCIAL**  
CBS

# SALE

## 77300 GALLATIN ROAD

Bozeman, MT 59718



**Nathan Matelich, CCIM**  
(406) 781-6889

**Michael Speidel**  
(406) 601-9695

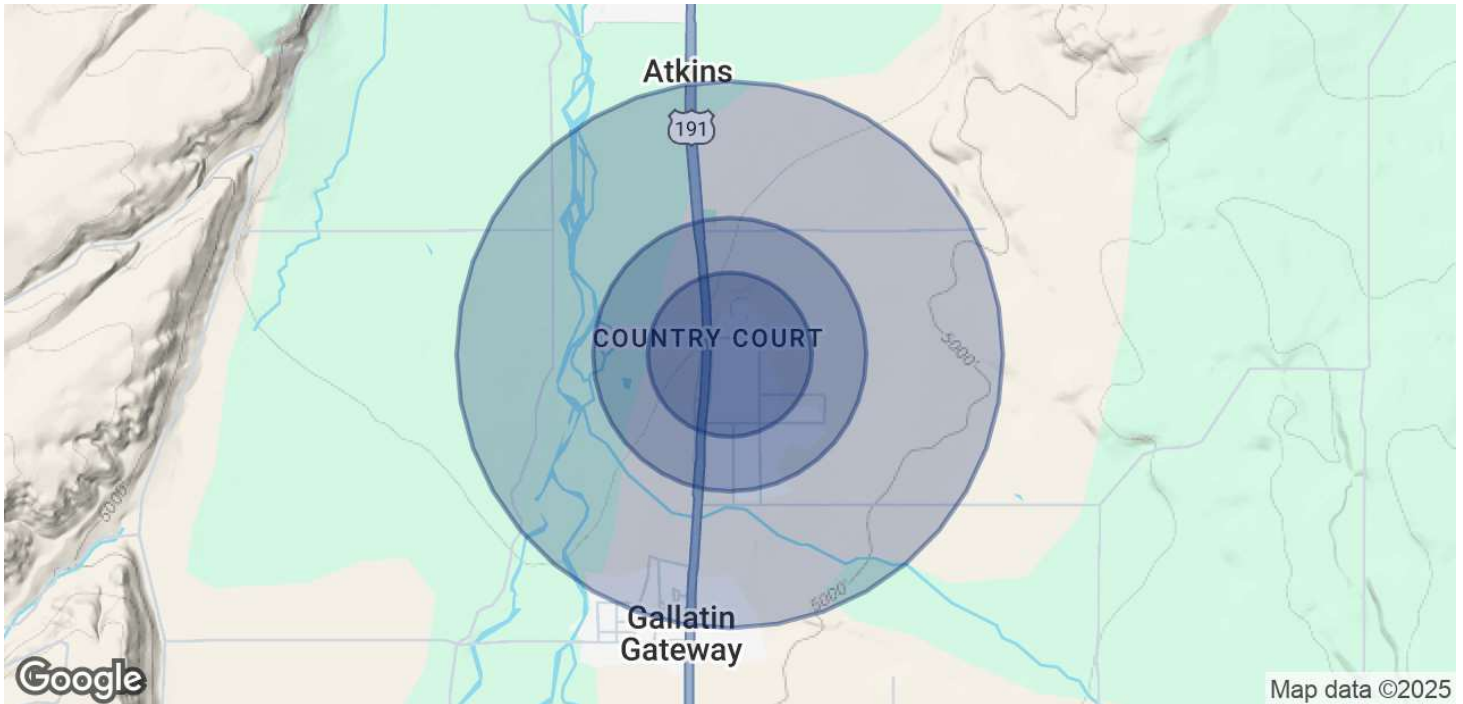


**COLDWELL BANKER  
COMMERCIAL**  
CBS

# SALE

## 77300 GALLATIN ROAD

Bozeman, MT 59718



### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	85	288	565
Average Age	41	41	43
Average Age (Male)	40	41	42
Average Age (Female)	41	41	43

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	33	113	223
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$147,652	\$147,634	\$139,506
Average House Value	\$809,804	\$832,059	\$871,472

Demographics data derived from AlphaMap

**Nathan Matelich, CCIM**  
(406) 781-6889

**Michael Speidel**  
(406) 601-9695



**COLDWELL BANKER  
COMMERCIAL**  
CBS