

SALE

77300 GALLATIN ROAD

Bozeman, MT 59718



SALE PRICE

\$1,450,000

Nathan Matelich, CCIM
(406) 781-6889

Michael Speidel
(406) 601-9695

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Sale Price
Reduced

\$1,450,000

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](#)

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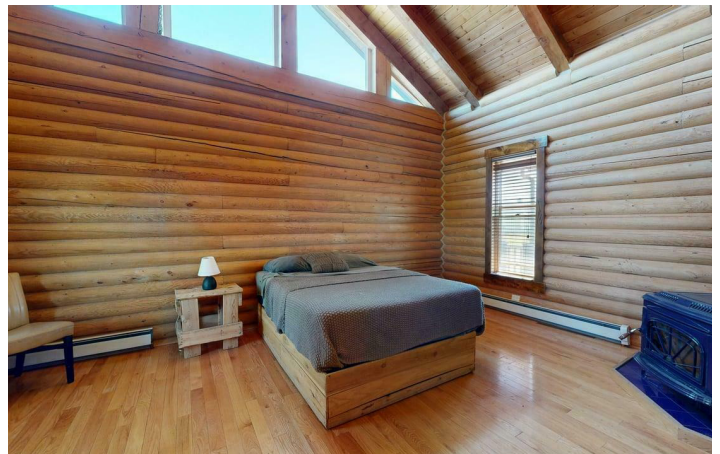
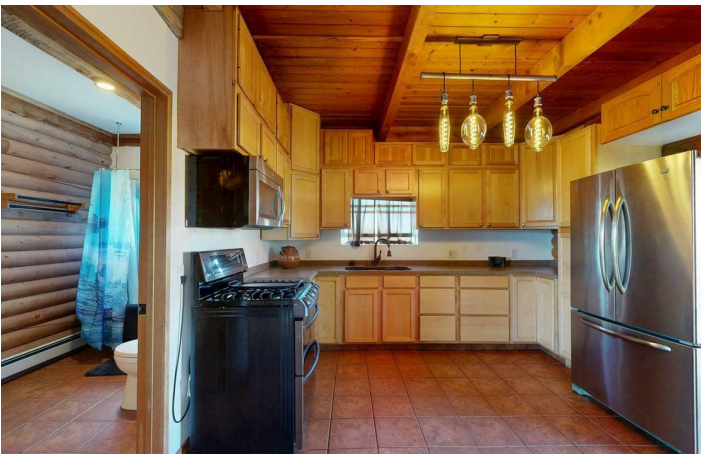
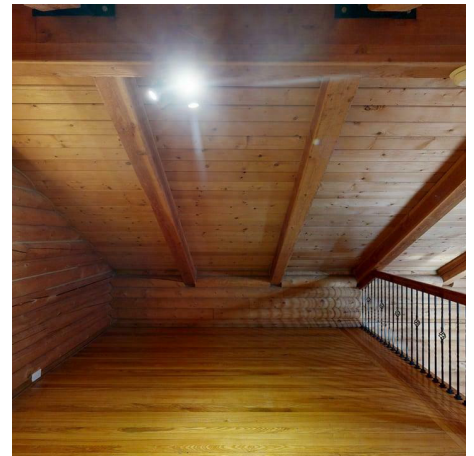
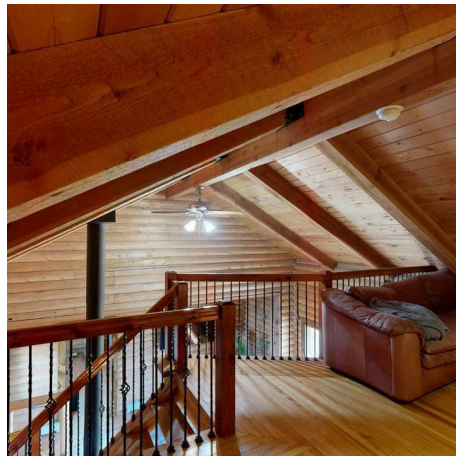
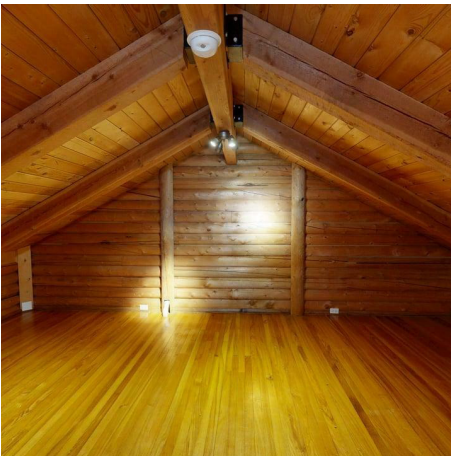
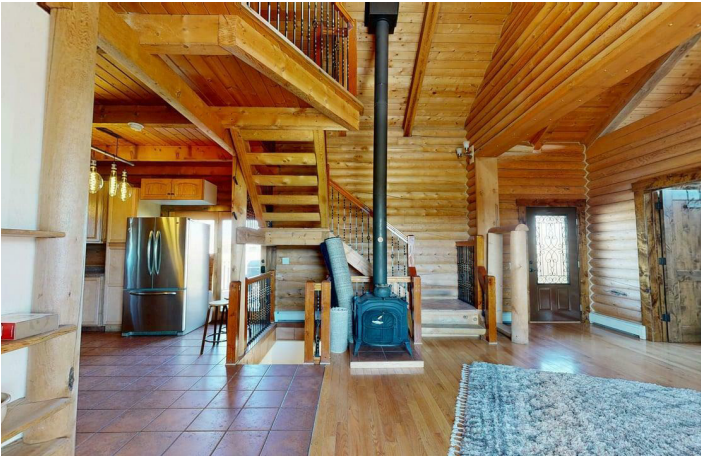


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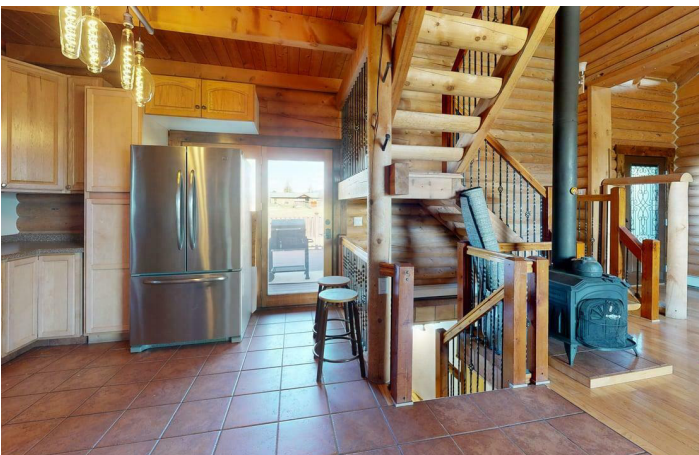
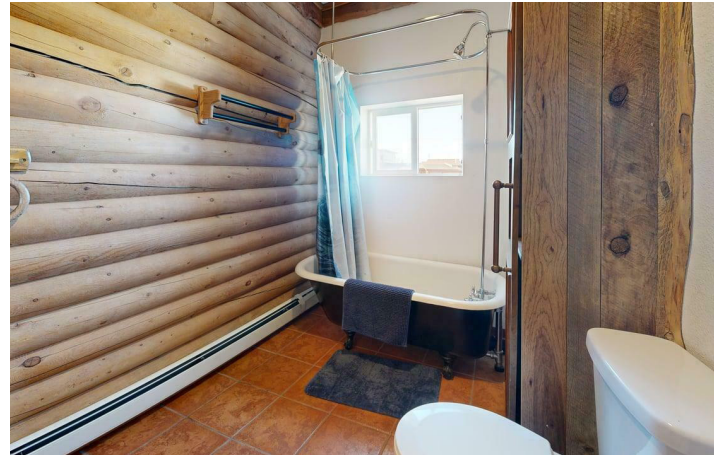


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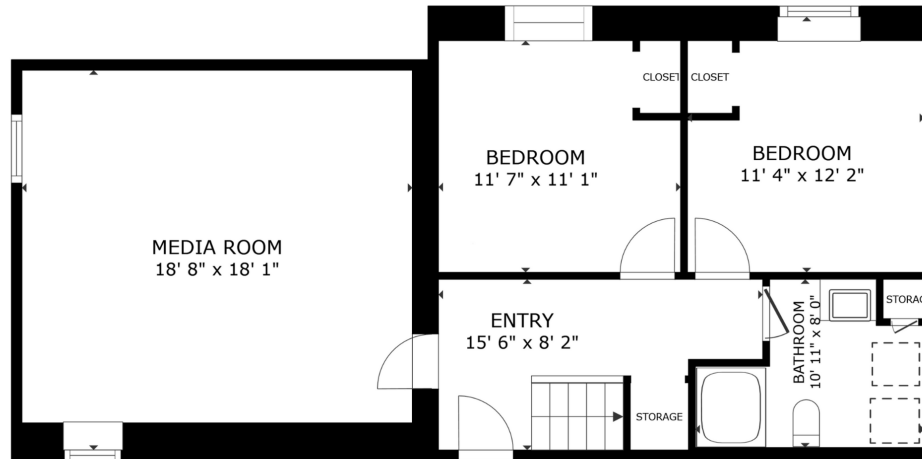


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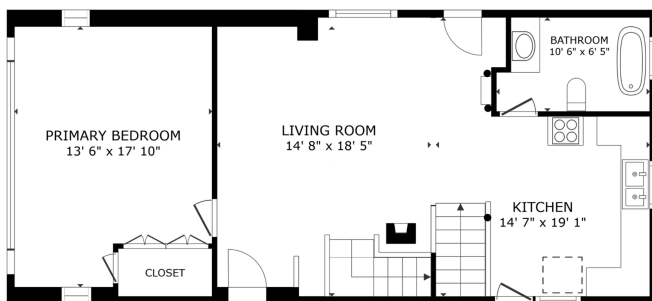
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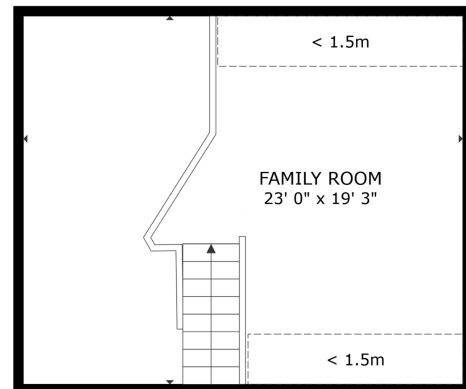
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FLOOR 1



FLOOR 2



FLOOR 3

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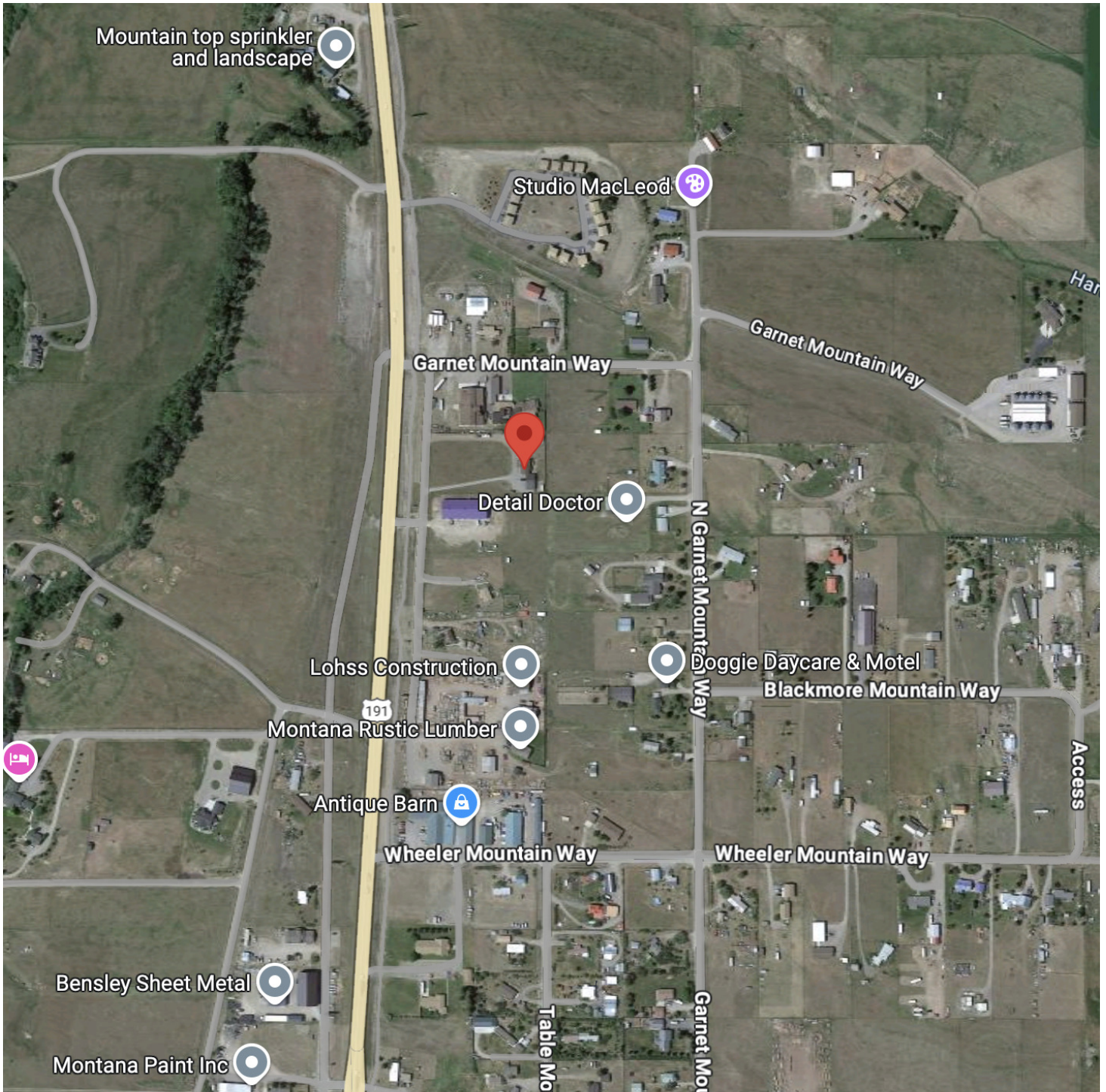


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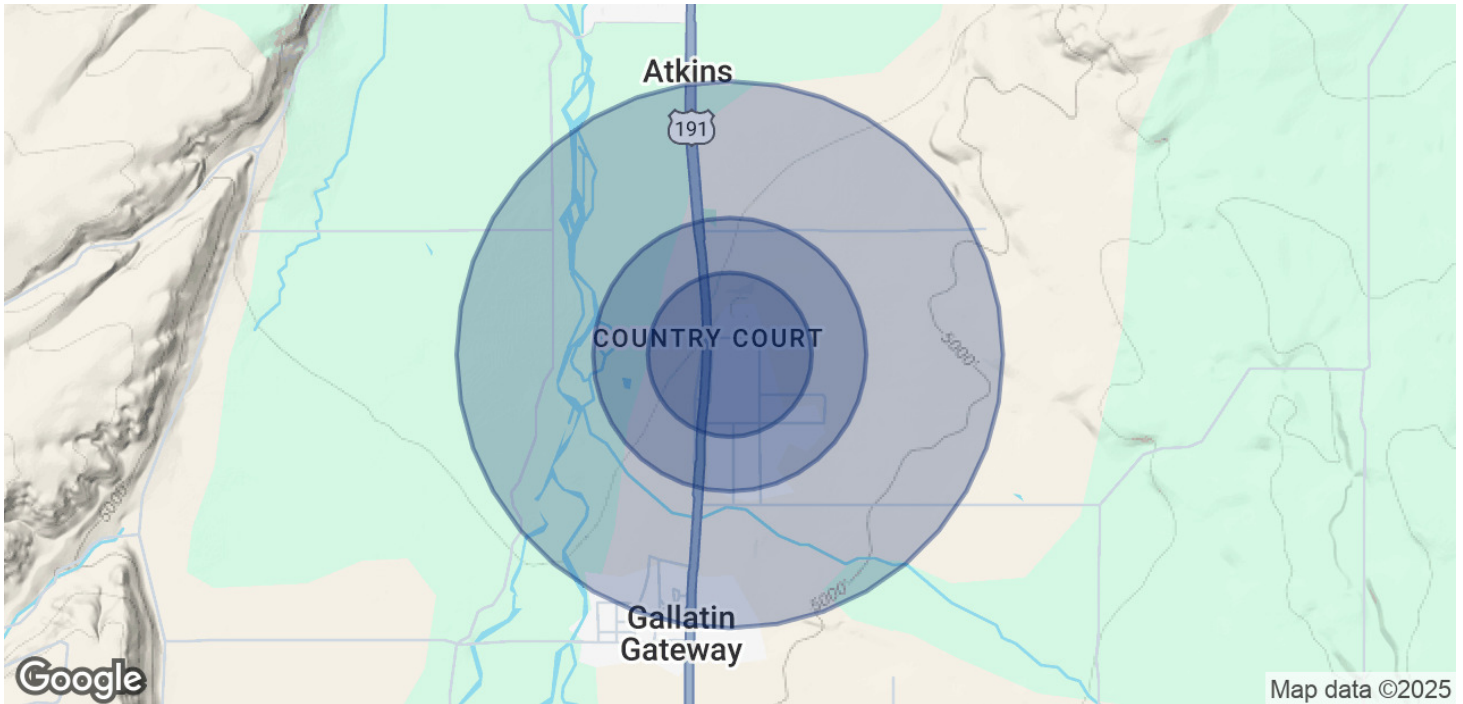


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POPULATION

	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

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