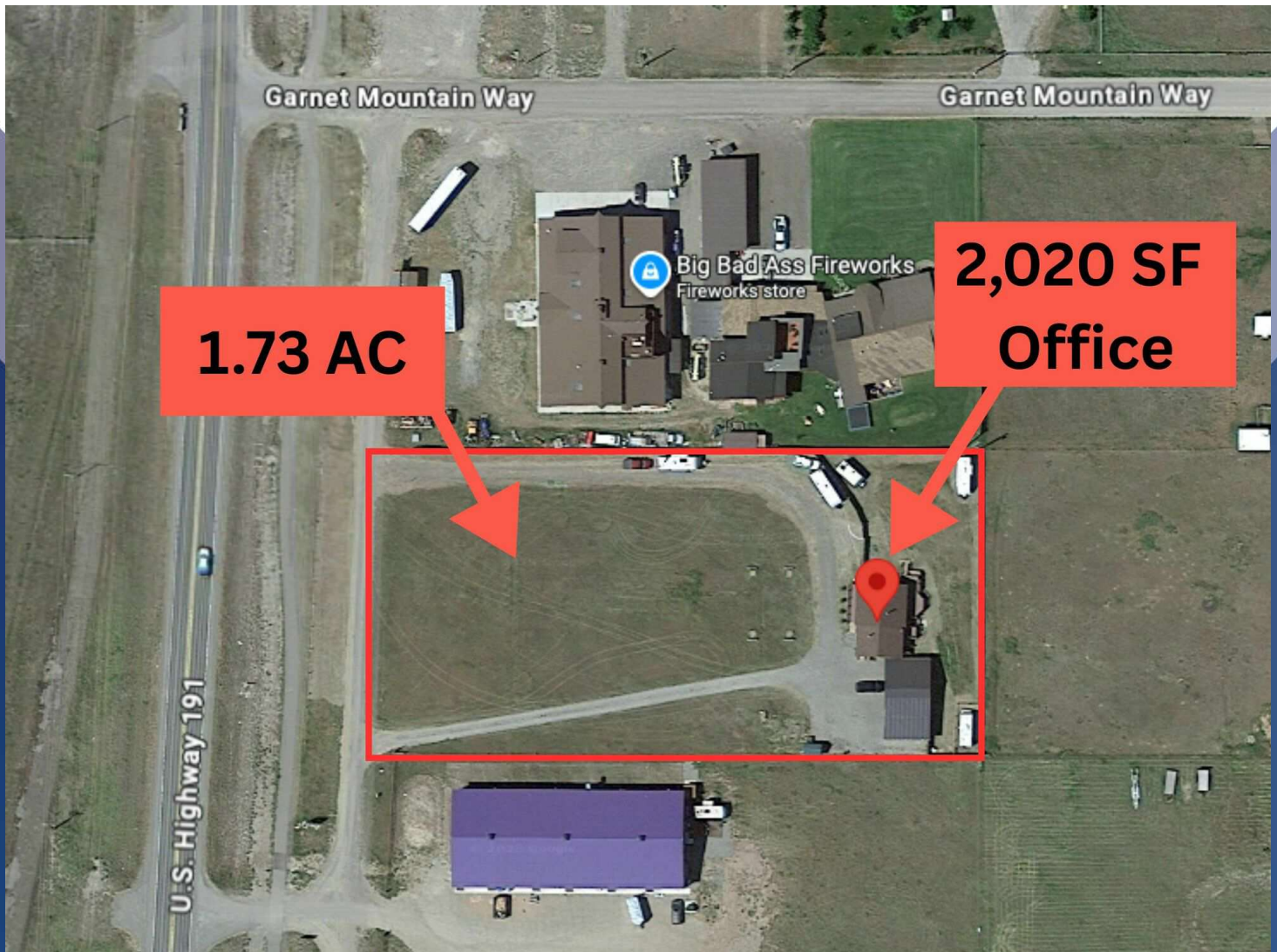


LEASE

77300 GALLATIN ROAD

Bozeman, MT 59718



LEASE RATE

\$7,500.00 per month

Nathan Matelich, CCIM
(406) 781-6889

Michael Speidel
(406) 601-9695

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LEASE

77300 GALLATIN ROAD

77300 Gallatin Road Bozeman, MT 59718



Lease Rate

**\$7,500.00 PER
MONTH**

OFFERING SUMMARY

Available SF:	2,020 SF
Lot Size:	1.73 Acres

PROPERTY OVERVIEW

- 77300 Gallatin Rd, Gallatin Gateway, MT
- For Lease \$7,500/mo
- 1.4 AC Parking/Yard Space for Vehicle/Equipment Sales or Storage
- 2,020 SF Office Building
- Shop with 3 Qty 10 FT Overhead Doors & Large Car Port
- High Visibility Highway Frontage

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 trailer sales, heavy equipment sales, car sales, powersports/motorsports sales, RV sales, etc.

OTHER RESOURCES

[Virtual Tour](#)

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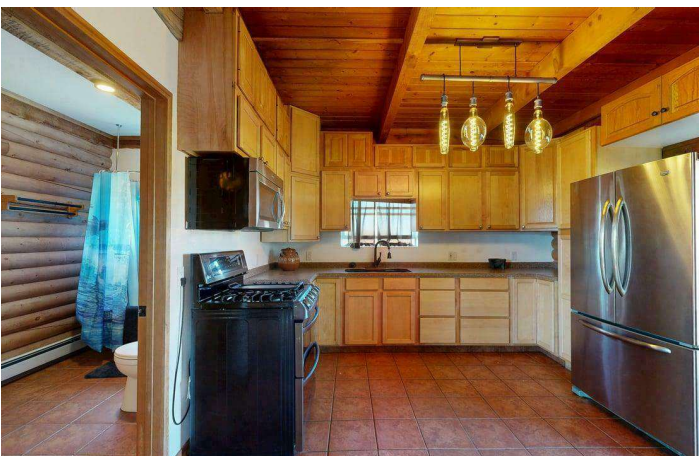
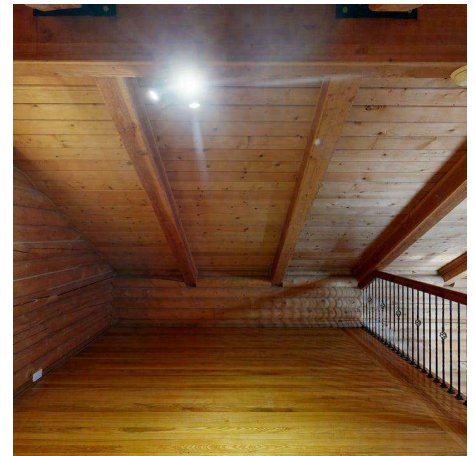
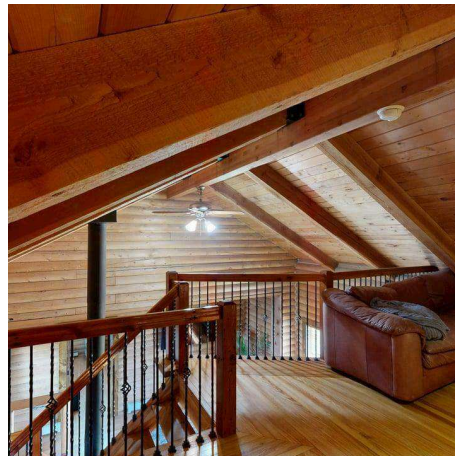
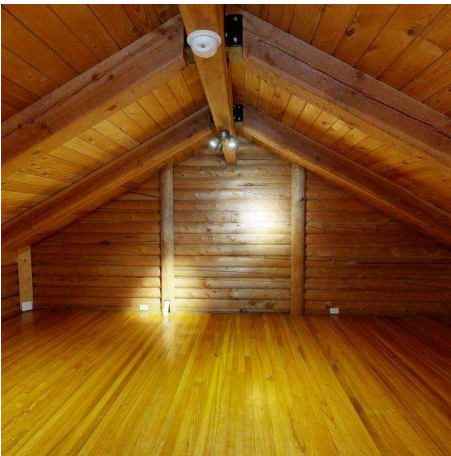
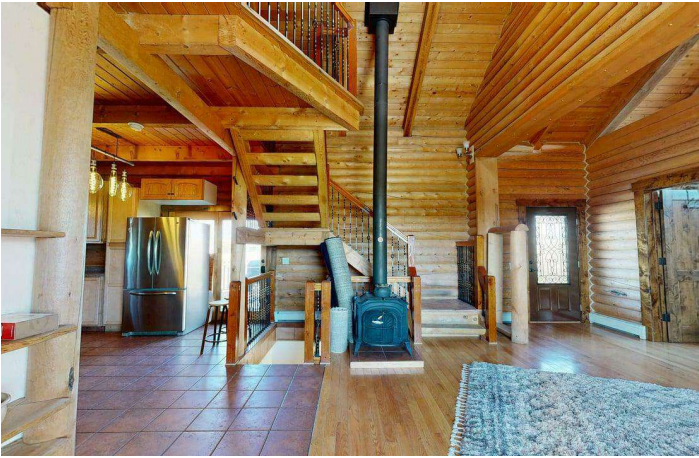


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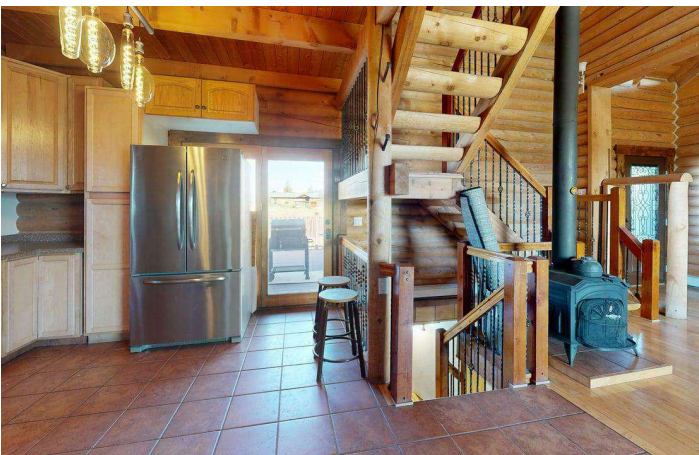
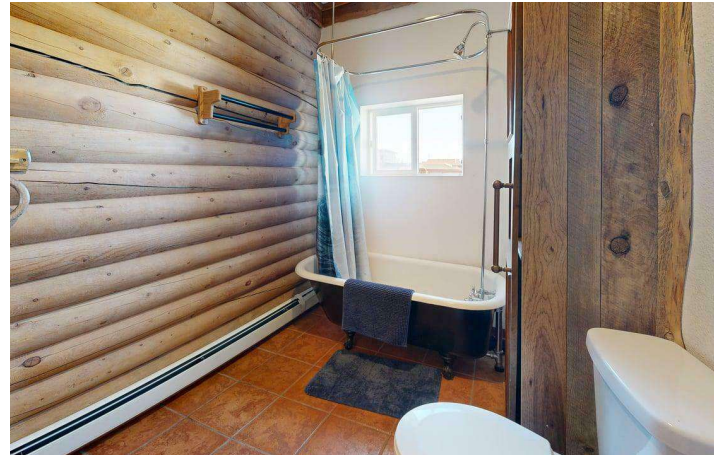


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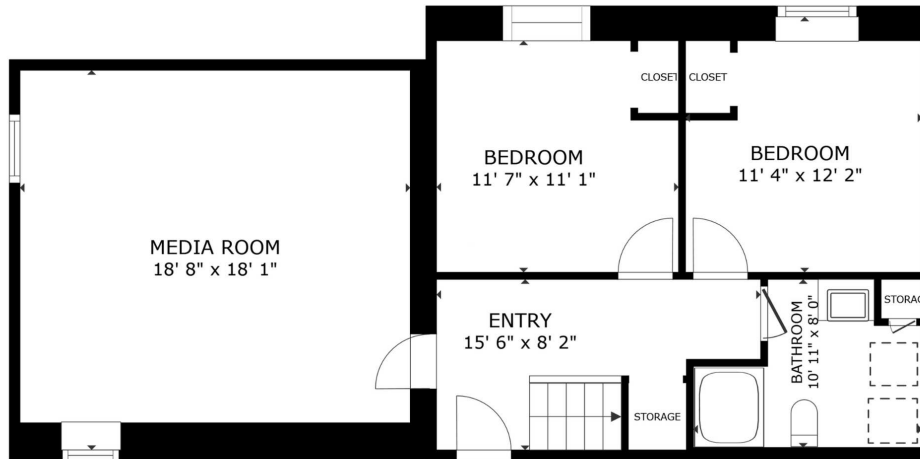


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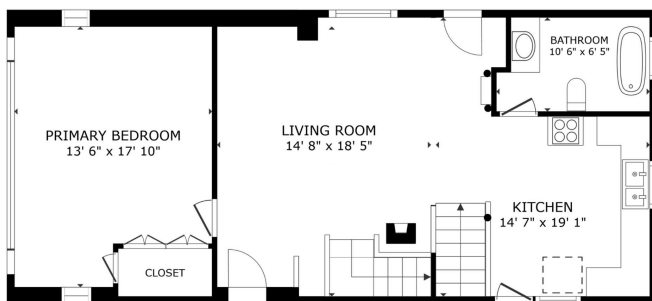
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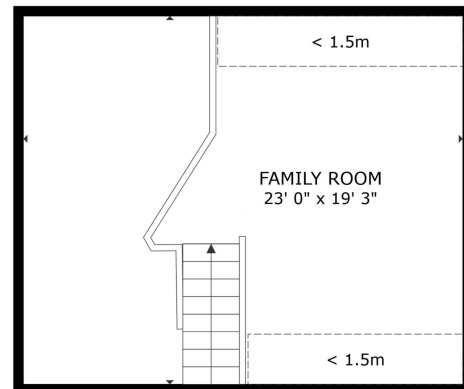
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FLOOR 1



FLOOR 2



FLOOR 3

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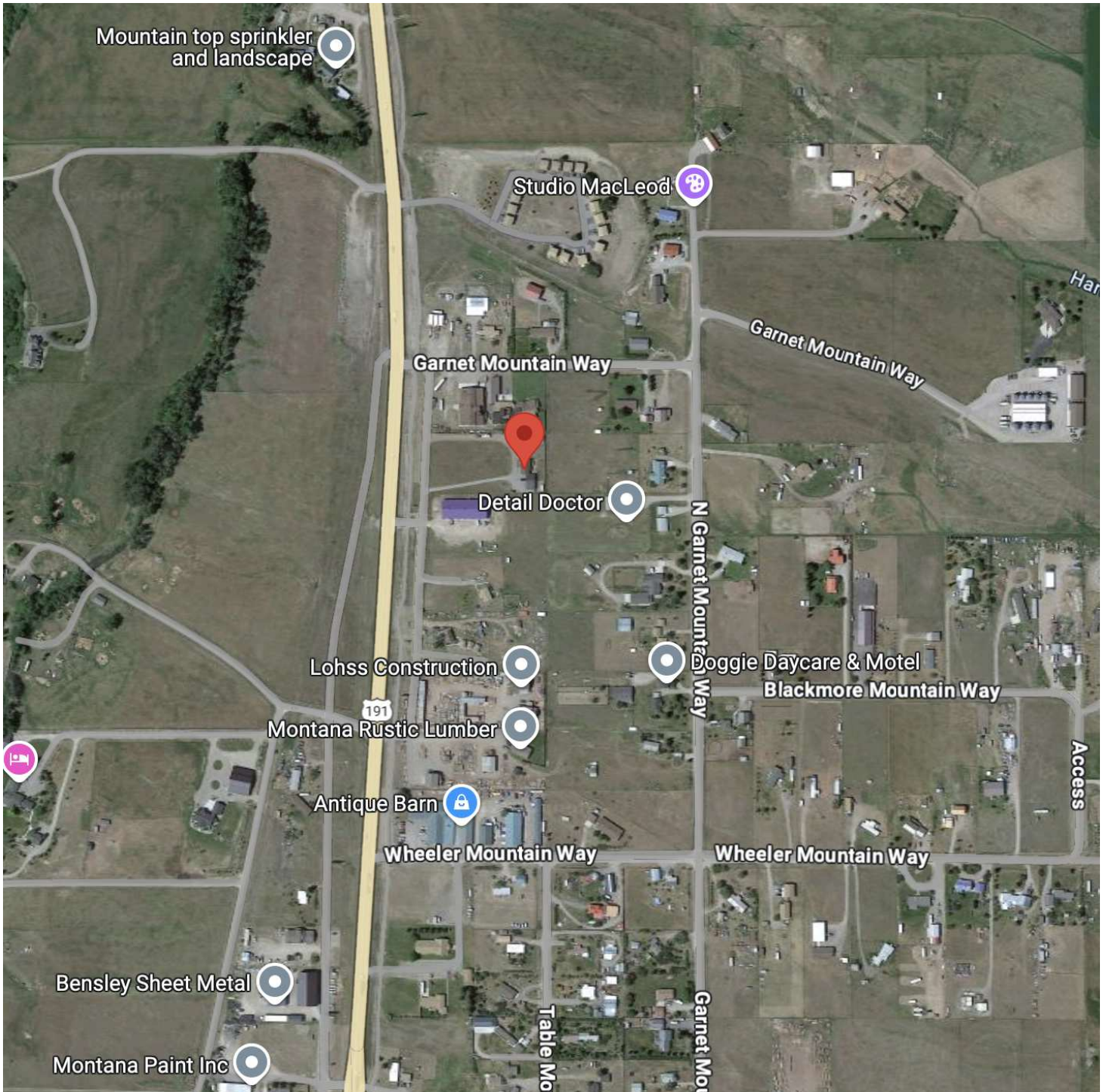


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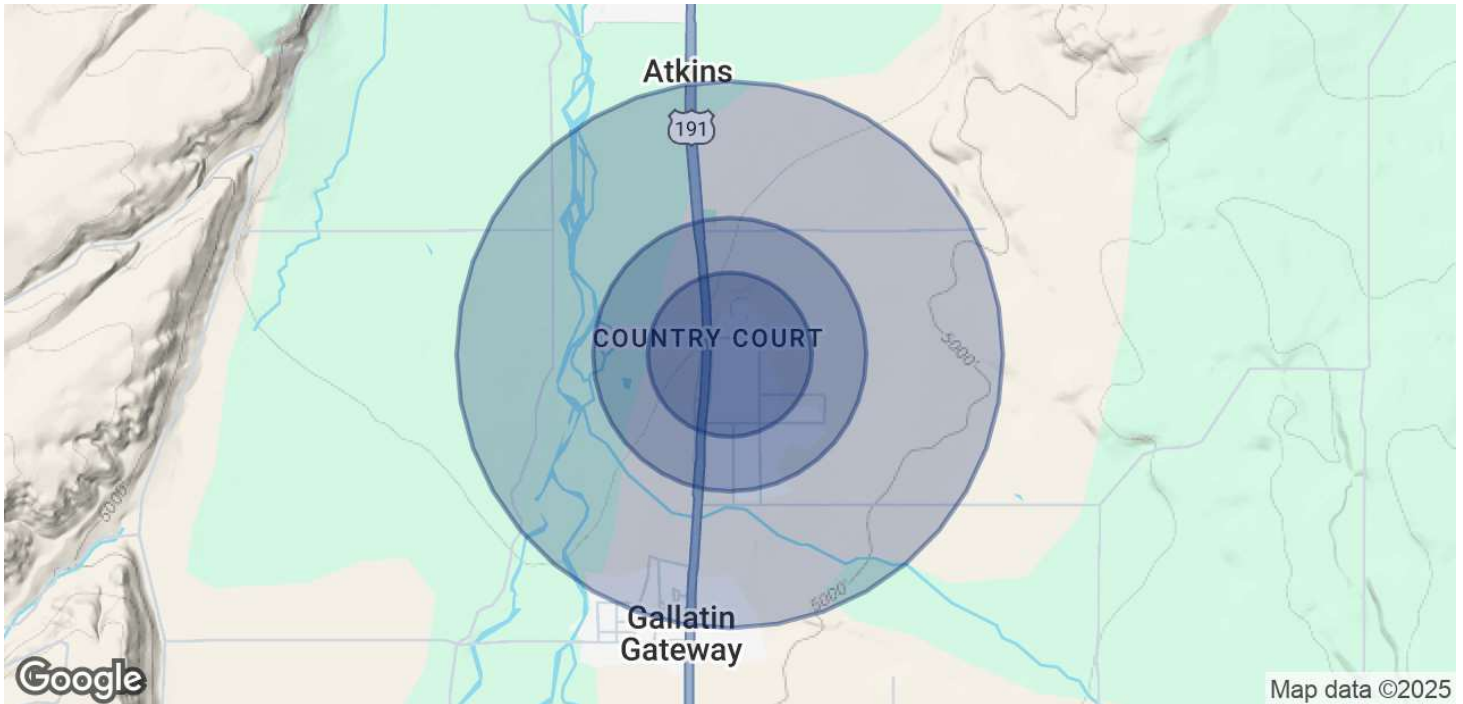


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	111	288	565
Average Age	40	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	43	113	223
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$147,664	\$147,634	\$139,506
Average House Value	\$794,091	\$832,059	\$871,472

Demographics data derived from AlphaMap

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