

# Client Full

Listing

## CLIENT DETAIL REPORT

MLS#: 397651

2744 W Main Street Unit#C

Date Printed: 11/01/2024



### GENERAL INFORMATION

<b>Status:</b>	<b>Active</b>	<b>Lease Type:</b>	NNN	<b>Tot SqFt Cost::</b>	\$25.85
<b>Type:</b>	Retail	<b>Unit Sq Ft:</b>	6,800	<b>Monthly Cost:</b>	
<b>Asking Lse Amt:</b>	\$19.25	<b>Rent/Terms:</b>	\$19.25	<b>Lot Size:</b>	
<b>Price Per:</b>	Year	<b>Price/Sq Ft:</b>	\$0.00	<b>NNN/SF Year:</b>	6.60
<b>Address:</b>	2744 W Main Street Unit#C				
<b>City:</b>	Bozeman				
<b>State:</b>	MT	<b>Zip:</b>	59718		
<b>Subd/Complex:</b>					
<b>Directions:</b>	West Main Street Bozeman Across From The Mall				
<b>Legal:</b>					
<b>Area:</b>	1SM - Boz Main to Kagy				
<b>County:</b>	Gallatin				

### PROPERTY DETAILS

<b>Office Sq Ft:</b>	2,300	<b>Zoning:</b>	B1 - Neighborhood Business
<b>Warehouse Sq Ft:</b>	6,800	<b>Planning Jurisdiction:</b>	City
<b># Floors:</b>	2	<b>Flood Plain:</b>	No
<b>Elevator:</b>	No	<b>Currently Occupied:</b>	No
<b>Parcel Tax ID#:</b>	RGG27032	<b>3 Phase Elec Svc:</b>	No
<b>Possible Uses:</b>	Retail		

### FEATURES

<b>Tenants Pay:</b>	Electric, Garbage, Gas, Insurance, Lawn Care, Maintenance, Sewer, Taxes	<b>Ceiling Height:</b>	8-10 Feet
<b>Landlord Pays:</b>		<b>Parking:</b>	Common
<b>Heating:</b>	Gas Forced Air	<b>Utility Services:</b>	115V Electric, 220V Electric
<b>Cooling:</b>	AC-Central		

### PUBLIC INFORMATION

#### Public Remarks

Perfectly located retail/ office building in a high traffic area between downtown Bozeman, Montana State University, and the Gallatin Valley Ma Main floor retail area features 4500sf, multiple entrances, storefront windows, vaulted ceilings, private storage, showroom and more. Second floor is 2300sf with private offices, break room, large open area and 2 stairways. This is a great place for your growing business.

Evan McCaw  
 McCaw, DeVries, Steinhauer & Co.  
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 Bozeman MT 59718  
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Photos

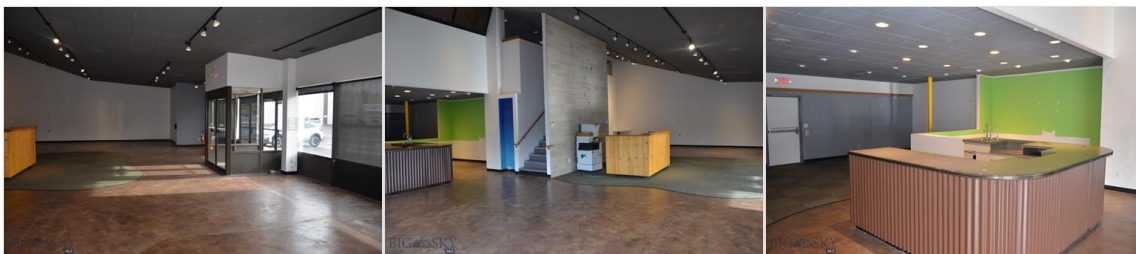
Retail

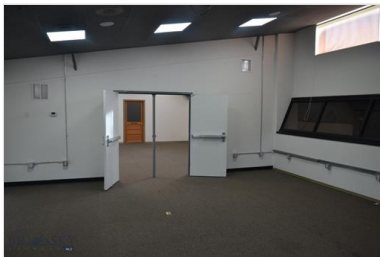
2744 W Main Street W Unit#C

LP: \$19

397651 Active

Bozeman, MT 59718





Information deemed reliable but not guaranteed.

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