

## RE-DEVELOPMENT OPPORTUNITY

Former Kenyon Noble Site  
Downtown Bozeman, Montana



**GRUBB & ELLIS**  
Montana Commercial, LLC

[WWW.MTCOMMERCIALRE.COM](http://WWW.MTCOMMERCIALRE.COM)



### Snapshot

- 123,157 SF of Land plus Existing Alley covering almost 3 City Blocks heading north from Mendenhall, 1 Block No. of Main Street
- Zoned B-3, Central Business District, a Mixed Use zoning that allows building heights of 70 + Ft.
- 24,000 SF Concrete Fortress with the ability to add two additional levels with Historical Significance
- 15,000 SF Warehouse - with loading dock (potential for covered parking)
- Endorsed by the City of Bozeman and Downtown Business Association as Bozeman's Premiere Re-Development Site

### To Learn More, Contact:

Kasey Harte  
406.570.9031  
[kasey.harte@grubb-ellis.com](mailto:kasey.harte@grubb-ellis.com)

### Offering

- Offered at \$5,500,000
- Complete Offering Memorandum Available upon Request

# RE-DEVELOPMENT OPPORTUNITY

Former Kenyon Noble Site  
Downtown Bozeman, Montana



**GRUBB & ELLIS.**  
Montana Commercial, LLC

[WWW.MTCOMMERCIALRE.COM](http://WWW.MTCOMMERCIALRE.COM)



## Parcel D -

29,863 SF Fronting Mendenhall with  
24,000 SF Three Level Concrete  
Building (with ability to go up 2 levels)  
and 15,000 SF Warehouse

## Parcel E -

48,634 SF Full City Block -  
Unobstructed

## Parcel F -

44,660 SF Full City Block - 3 older  
Homes, Fronts Lamme Street

**RE-DEVELOPMENT OPPORTUNITY**

Former Kenyon Noble Site  
Downtown Bozeman, Montana



**GRUBB & ELLIS**  
Montana Commercial, LLC

[www.MTCOMMERCIALRE.COM](http://www.MTCOMMERCIALRE.COM)



**Warehouse Interior**



**Store Interior**



**Existing Residence**



**Existing Residence**



**Downtown Parking Garage**



**Nearby Redevelopment Project**

Grubb & Ellis|Montana Commercial, LLC|2020 Charlotte St. Bozeman MT 59718 | 406.587.8700

Information contained herein is gathered from sources deemed reliable; however, it is not guaranteed by Grubb & Ellis | Montana Commercial LLC, seller or agent. Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of the purchase by owner. We urge independent verification of each and every item submitted to the satisfaction of any prospective purchaser. Grubb & Ellis | Montana Commercial, LLC is independently owned and operated.