

Land for Sale



GRUBB & ELLIS
Montana Commercial, LLC



PADS For Sale

- The Bozeman Gateway (Huffine Ln.) Bozeman, MT
- Retail/Restaurant Pads - Junior & Big Box Sites Available
- Traffic Count over 24,000 cars per day
- Future In-line Shop Space - Abundant Parking
- **475,000 SqFt of Retail Available**

LAND For Sale

- N. 27th & Valley Center, Bozeman, MT
- Outstanding Development in High Traffic, High Growth Area
- Easily Accessible from N. 19th & Interstate 90



Lot#	Acres	S.F.	\$/SF	Price
2	.875	38,106	\$15	\$571,600
3	.869	37,838	\$15	\$567,600
4	.803	34,974	\$16	\$559,600
5	2.323	101,195	\$15	\$1,517,925

- *For Sale* **MLS # 154130**

Land For Sale

- TBD Griffin Dr., Bozeman, MT
- 2.77 Acres—Great Land for Industrial/Warehouse Use
- Close to N. 7th Interstate Exit
- Have Rights to a Rail Spur
- **\$8.08/SqFt (\$975,000)**
- *For Sale* **MLS # 154130**



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Land for Sale



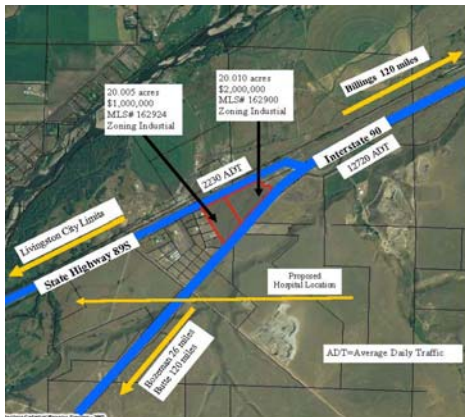
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Land For Sale

- N. 27th St., Bozeman, MT
- 3 Lots Available on the Northeast corner at the intersection of North 27th & Catamount St.
- Located behind Costco, Target, Bob Wards, and many other businesses in growing area of northwest Bozeman.
- 5 Hotels located in close proximity
- **Lot 1 - 2.82 acres - \$4.50/SqFt (\$552,776)**
- **Lot 2A - 3.25 acres - \$4.50/SqFt (\$637,065)**
- **Lot 3A - 3.34 acres - \$3.75/SqFt (\$545,589)**
- *For Sale* **MLS # 163940, 163941, 163942**

Land For Sale



- TBD Highway 89S, Livingston, MT
- Two (2), Twenty (20) acre parcels fronting Interstate 90 and State Highway 89S in Livingston, MT
- Industrial Zoned
- Excellent access off of interchange
- Close to proposed new hospital site
- Ideal for Hotel, truck stop/convenience store
- Price -
- **Lot to the East = \$100,000 an acre (\$2M)**
- **Lot to the West = \$50,000 an acre (\$1M)**
- *For Sale* **MLS # 162924, 162900**

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