

Office/Retail Space For Lease or Sale Located in  
**The Mill Town Plaza - 186 Garden Dr.  
Bozeman, MT (Four Corners)**



For Sale      MLS # 157233 + 3 More  
For Lease     MLS # 157214 + 3 More

*Montana Commercial, LLC*



**SNAPSHOT:**

- Floors:**                    1st & 2nd  
**Square Feet:**           4 Units Available
- Unit 102 is 1,853 SqFt
  - ~~Unit 103 is 1,762 SqFt~~      **LEASED**
  - Unit 201 is 2,023 SqFt
  - Unit 105 is 1,813 SqFt (Drive-Thru)
  - Unit 202 is 1,660 SqFt (Finished)
- Lease Rate:**             \$10/SqFt + NNN  
**\* Units also available for Sale**

**FEATURES:**

- Jackrabbit Lane Exposure
- Tenant Improvements Available
- New Construction in Four Corners
- Located Directly East of Valley Ice Garden next to Four Corners Hardware
- Businesses Already in Place
- Four More Buildings to Come with a Total of 27 Condo Units
- Unit 202 (Finished)
  - 1,660 SqFt
  - Reception Area - 2 Offices
  - Open Room w/ Sink - 1 Bathroom
  - Laminate Floor - Patio

To Learn More Please Contact:  
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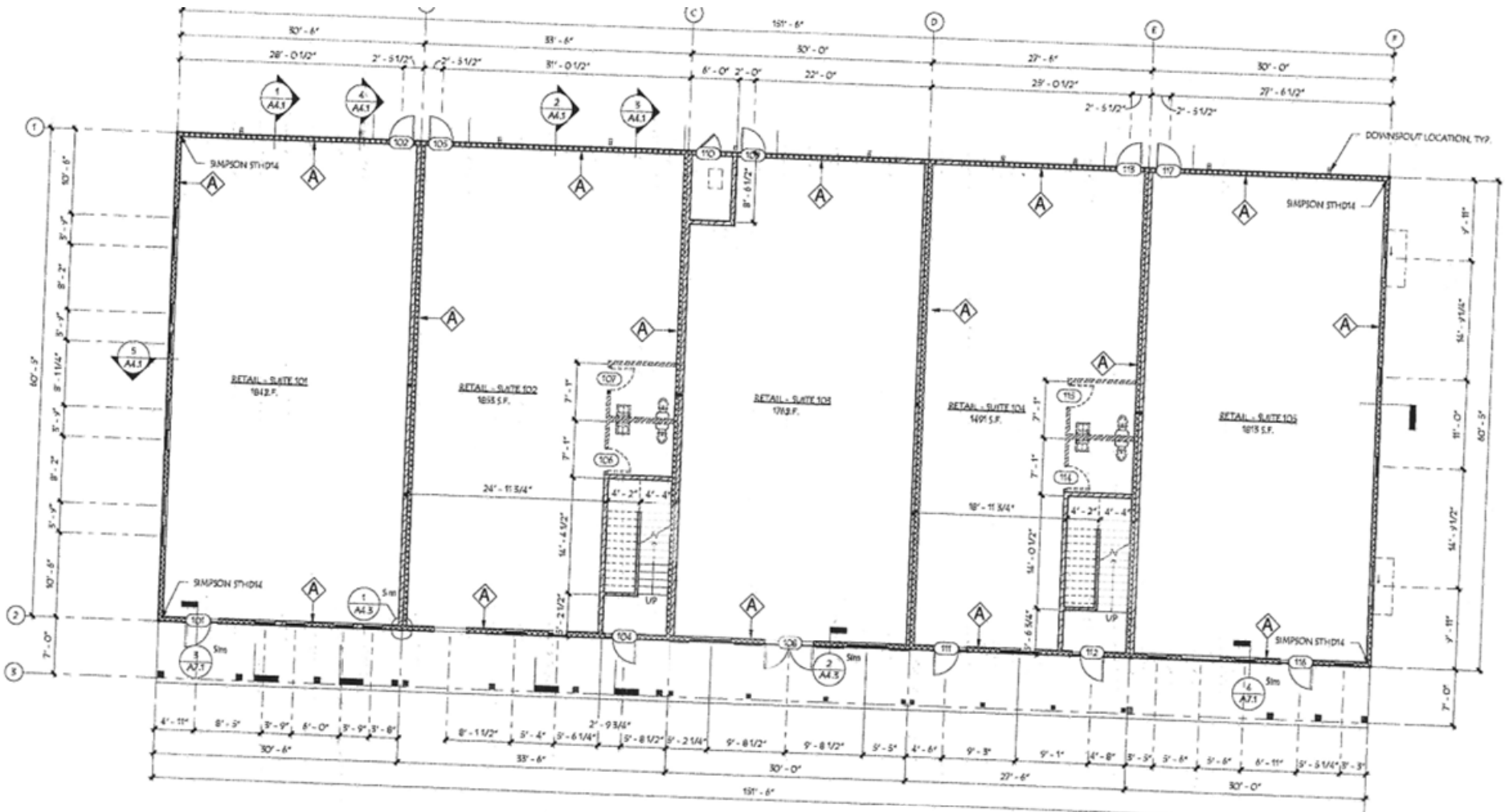
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First Floor

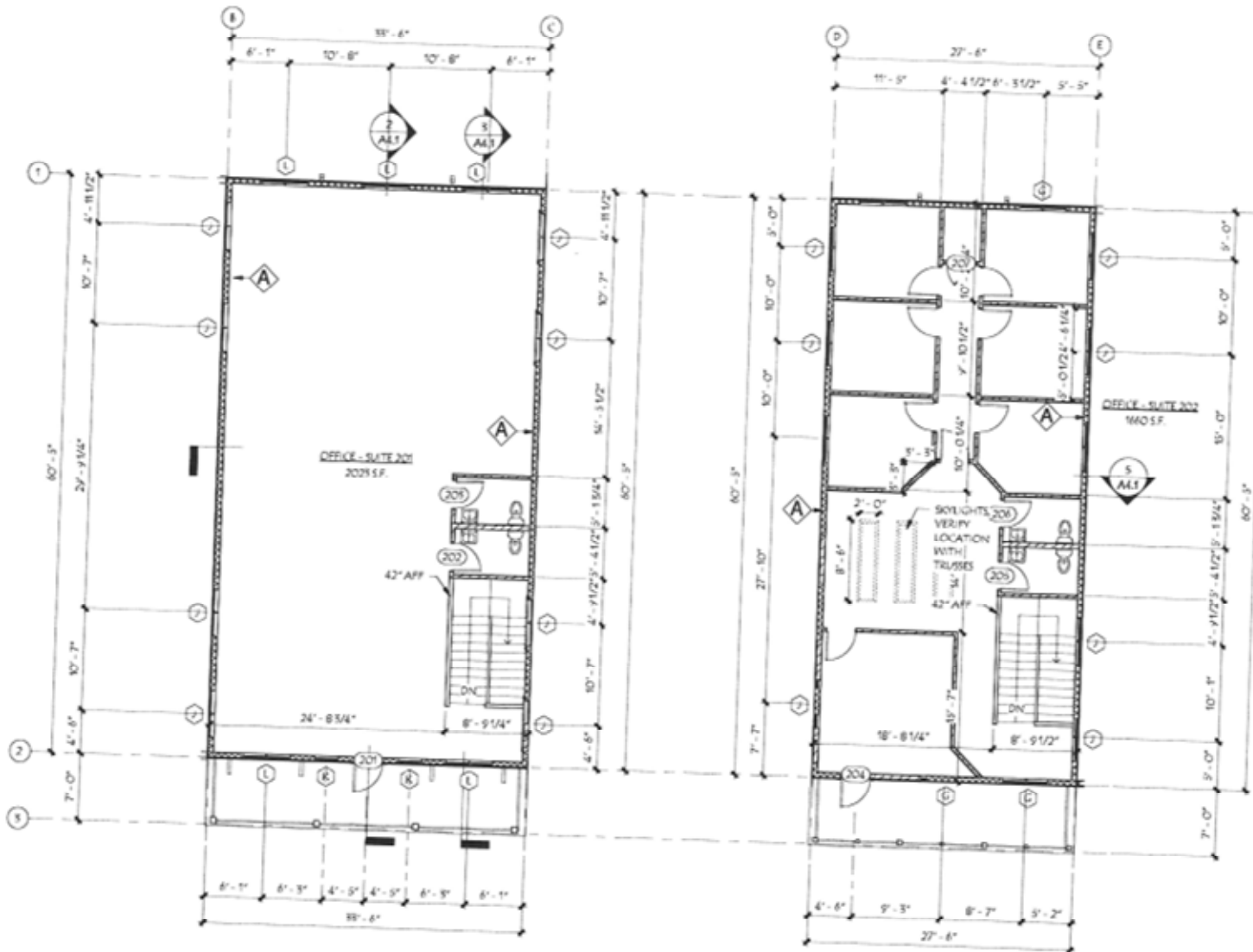


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Second Floor



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