

Warehouse/Retail/Flex Space Available for Lease or Sale
84 Penny Lane, Gallatin Gateway, MT 59730



GRUBB & ELLIS.
Montana Commercial, LLC

For Sale MLS # 161030

Montana Commercial, LLC



SNAPSHOT:

Year Built 2000
Square Feet Avail. (2 Buildings)
• Retail/Showroom - 3,900 SqFt
• Warehouse/Shop/Apt. - 4,800 SqFt
Zoning Business Park
Lease Rate \$8/SqFt + NNN
Purchase Price \$675,000
 (\$77.60/SqFt)

FEATURES:

- 2 Buildings Situated on a 1.21 Acre Lot (Rocky Mtn. Choppers Building)
- Retail/Showroom is 3,900 SqFt. It has a garage repair shop with double wide doors leading into the showroom. Also includes two separate back office areas which were previously used as the parts department. A public bathroom along with a private bathroom that includes a shower.
- Warehouse/Shop/Apt. is 4,800 SqFt. Open shop with two roll-up doors: one facing west & one south. Includes a loft area for storage and a bathroom. In the back of the shop is a 2 bedroom apartment with an entry way, living room & kitchen.
- Paved with plenty of parking and great signage on Gallatin Rd.
- Multiple uses are available with this property.

To Learn More Please Contact:
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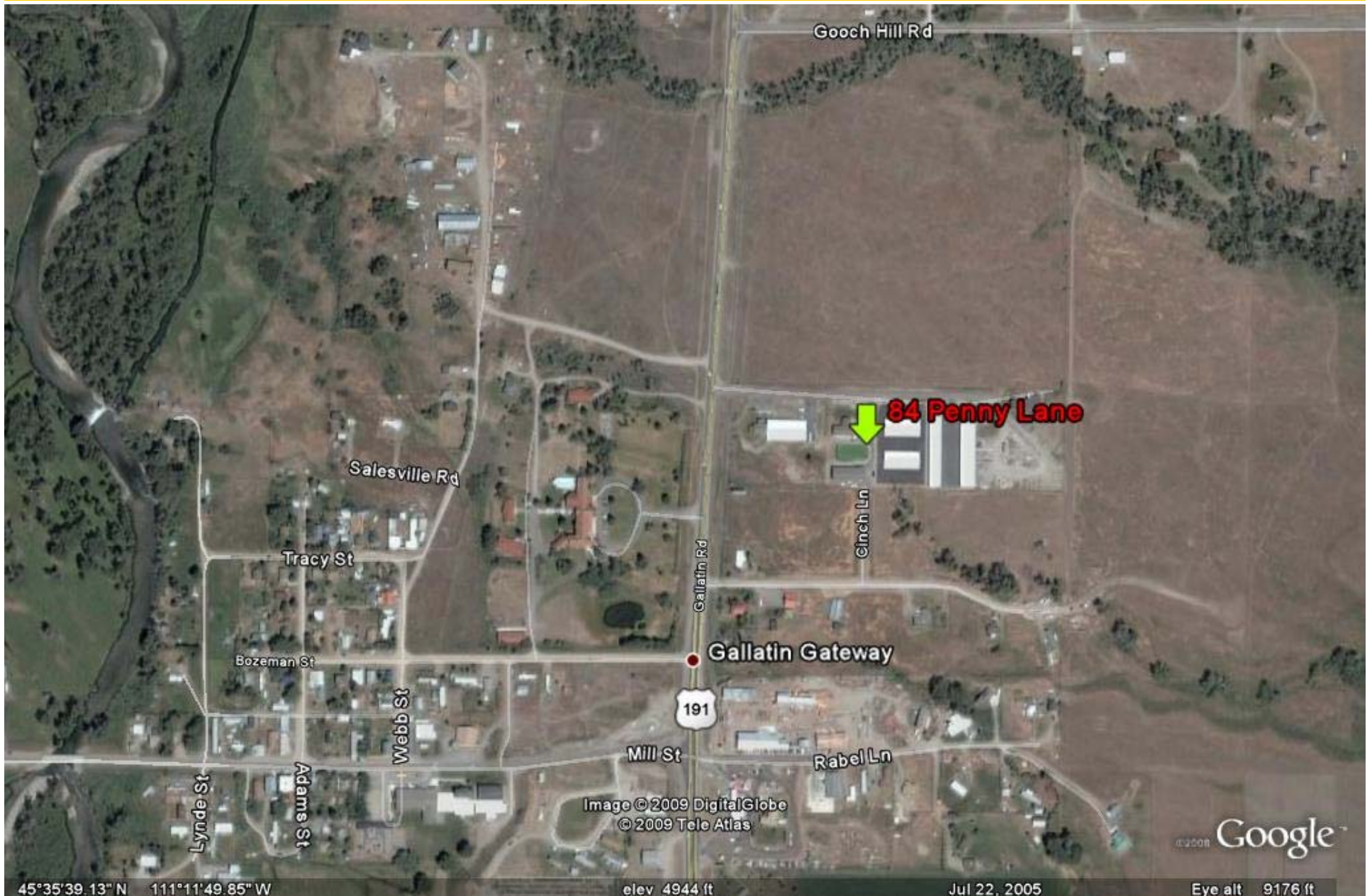
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Imagery Date: Jul 22, 2005

45°35'39.41" N 111°11'40.70" W elev 4955 ft

Eye alt 5487 ft