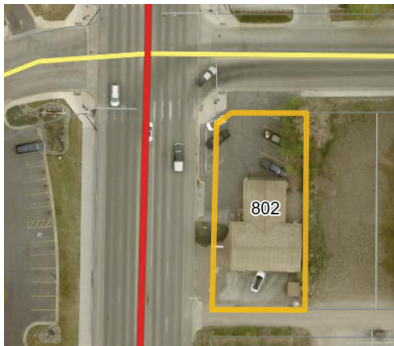


# HIGH TRAFFIC LOCATION



**High traffic corner with stop light  
(2024 average daily traffic volume 18,836)**

- On the road to Yellowstone.
- 412,532 visitors to Yellowstone east gate
- 166,943 vehicles through east gate 2024



## PRIME Commercial Property Opportunity

**OFFICE:** 802 Canyon Ave.

Canyon View Sub. Lot 9 Blk. 4 8842 sqft lot

Property taxes \$5,204.12

Zoning D1

2122 sqft above grade

755 sqft below grade

Paved parking, Signage

Stained 7/2025, Parking Lot Coated,  
Striped & Sealed 9/2025

### ADDITIONAL VACANT LAND

Canyon View Sub. Lots 7 & 8, Blk 4 7000

sqft each lot, 14,000 sqft total Property

taxes \$605.09

Zoning R2

# \$1,395,000

Broker Owned. Seller is a Licensed Real Estate Agent.







# DISCLAIMER



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**COLDWELL BANKER**  
**ANTLERS**  
**REALTY, INC.**

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The Seller reserves the right to withdraw the Property from the market at any time, for any reason, and is under no obligation to accept any offer. A sale shall occur only upon the execution and delivery of a formal purchase and sale agreement, on terms and conditions solely acceptable to the Seller. By submitting an offer, a prospective purchaser acknowledges and agrees to the terms outlined above and releases the Seller and Broker from any liability related to the information provided herein.

