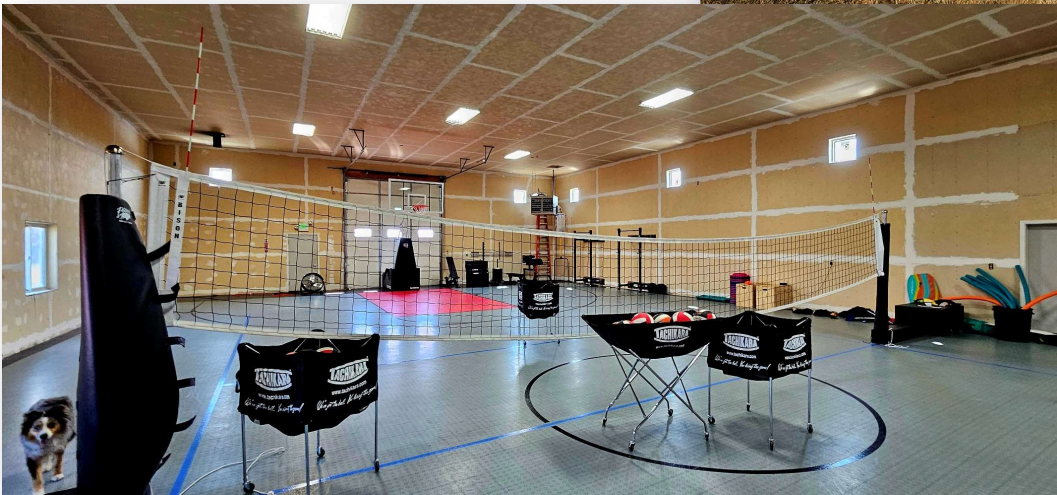


= Belgrade Area Warehouse and Office



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Real Estate Broker



Cobb Realty Group
2880 Technology Blvd Suite 195
Bozeman, MT 59718

Key Features

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The Warehouse and Office property at 204 Countryside Lane in Belgrade is presented for sale by Cobb Realty Group

Prime location conveniently located just West of Belgrade and Bozeman

The property spans approximately 6,000 SF on 2.005 acres of county-zoned land, built in 2013 on own Well and Septic.



Property Overview

Move-in Ready Warehouse space in ideal Belgrade, MT Location!

Location: Situated in Belgrade and also near the Bozeman Yellowstone International Airport and Four Corners. Warehouse and office combination offers excellent accessibility. The property's proximity to residential and commercial areas assist with growth opportunities

Move-in Ready: Easy transition- all existing equipment to be removed.

Overhead Doors: (2) 14 foot overhead doors on each end

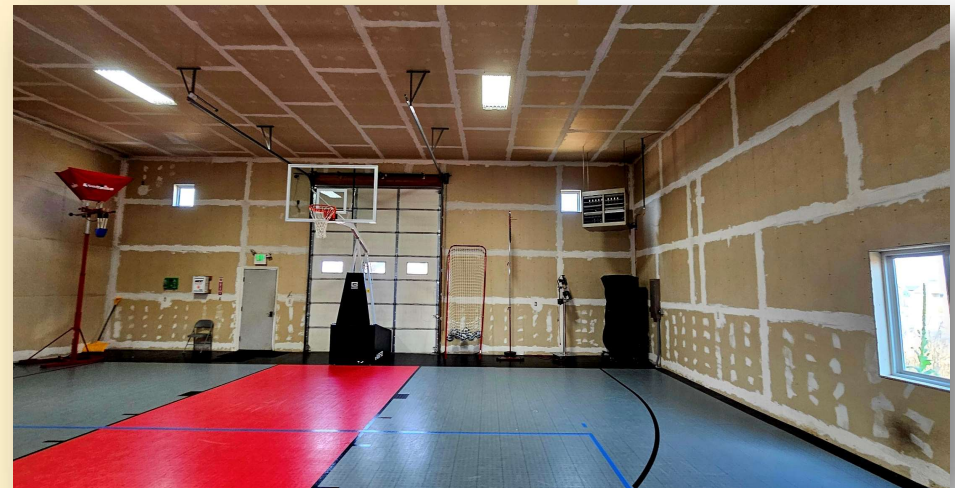
Newer Construction: grade-level roll-up door, heated finished warehouse space,

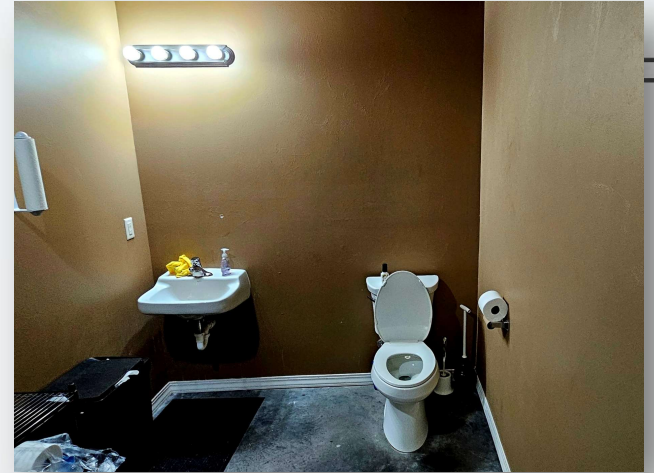
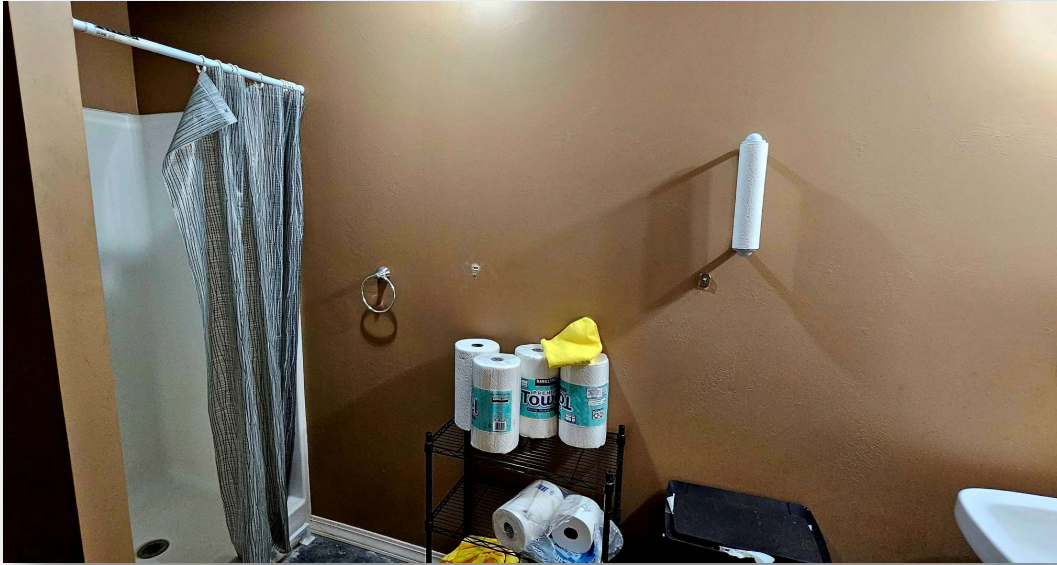
Warehouse: 50 x100 5,000 SF with attached additional office and bathroom/shower The property offers two 12'x14' grade-level roll-up doors

Office: 1,000 SF office/retail space attached with own bathroom

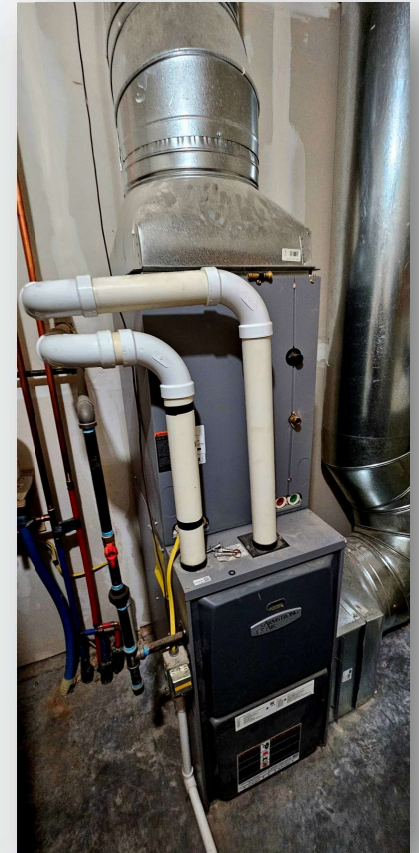
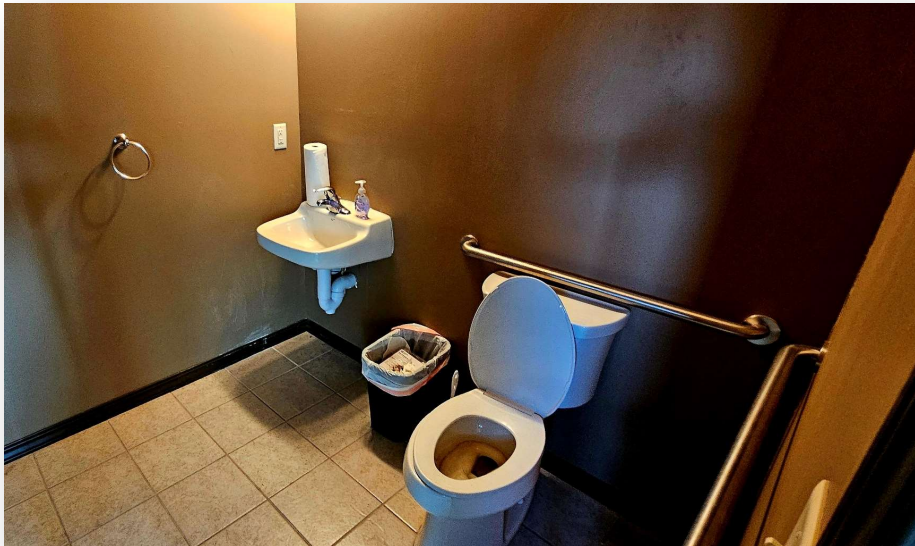
Exterior: has concrete pad site with large mostly fenced in yard

Well & Septic: has own private well and septic system



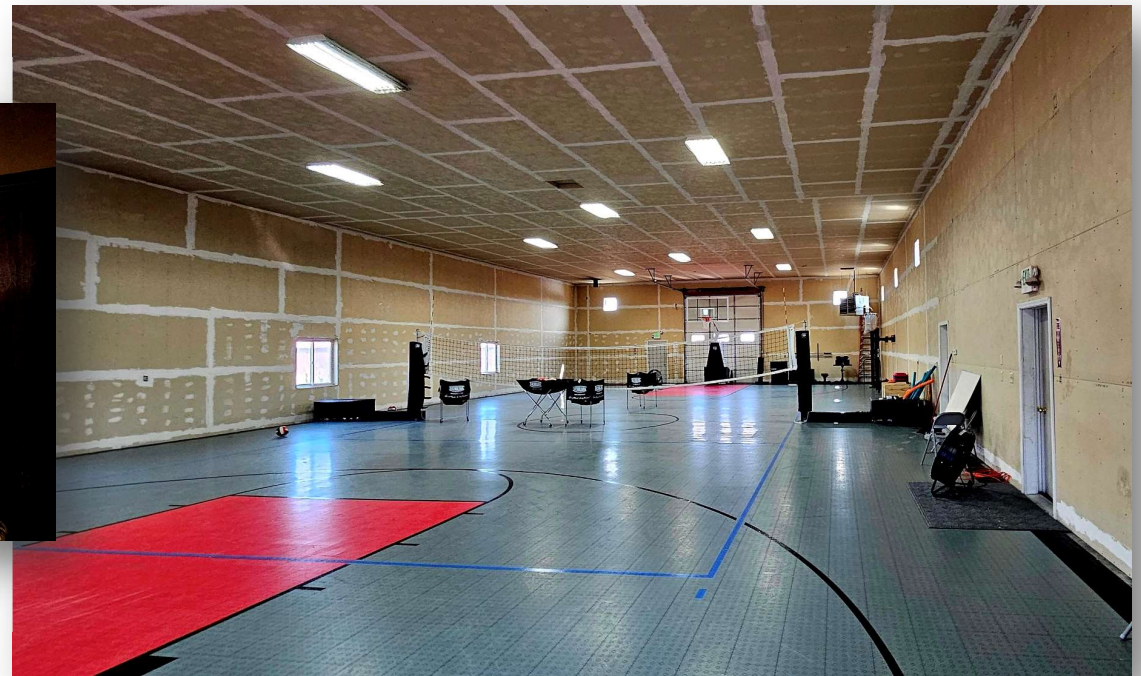
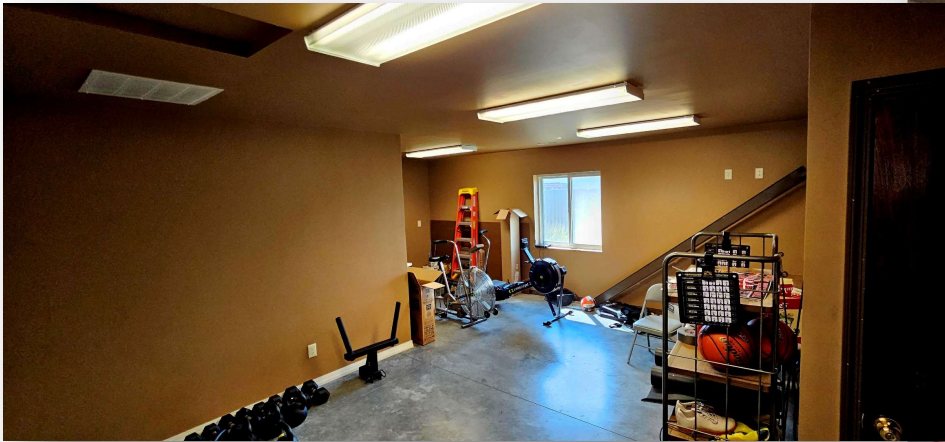


Warehouse bathroom has shower



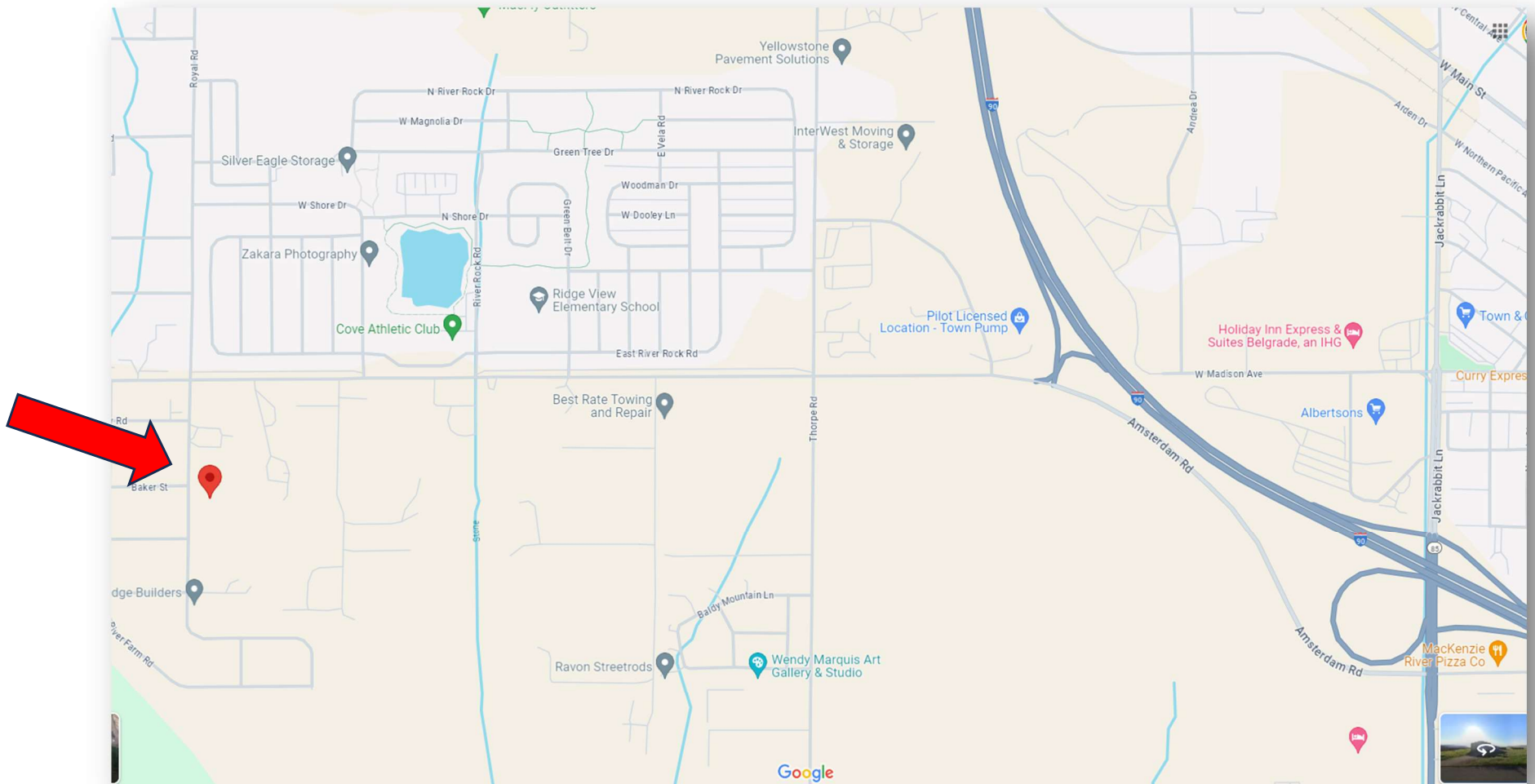
Financial Details

Offering Price	\$1,795,000
Size (Building)	± 6,000 SF
Year Built	2013
Acreage	± 2.005 Acres
2023 Taxes	\$5,292



= Aerial Locator Map

- Quick access to Interstate 90 interchange.
- Conveniently located near Bozeman Yellowstone International Airport,
- 15-minute drive to Four Corners.



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Disclaimer and Contact

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