



20,000 SF + 4 AC COMMERCIAL OFFERING

## Life Link Commercial

\$3,950,000

88 Life Link Way  
Bozeman, MT 59715



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### Offering Highlights

- 22,150 SF of Commercial Buildings
- Additional Flat Development Ground
- Public Septic and Well System
- Domestic water/sewer next to lot
- 1200 Amps 3 phase, Natural Gas, Fiber Optic
- Gallatin County M-I Zoning

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness



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## Executive Summary

### 88 Life Link Way, Bozeman, MT 59715

List Price \$3,950,000

Price Per S. F. \$178.33

Taxes 2025 \$28,050

Land Acres 3.994

Present Use Warehousing

Best Use Commercial

### ■ Commercial Mixed Use Infill Property

Cross Street	None	Legal Description	Minor SUB 334 Lot 3
Market	Bozeman	Sub Market	Four Corners/Belgrade/Big Sky
Year Built	1972 & 1985	Year Renovated	1998
Building Class	C	Location Class	B
No. of Buildings	2	HVAC	Overhead Radiant Heat
No. Of Pads	N/A	Available Pads	N/A
Shadow Anchored	No	Mixed Use	Yes
Street Frontage	Yes	Corner	No
Zoning Type	M-I	No. of Parking Spaces	N/A
No. Tenants	1	No. Stories	1
Occupancy	100%		



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## ■ Property Descriptions

Property/Buildings	<p>The property consists of 4 Acres of flat ground with 20,000+ SF of Commercial Space. The warehouse space totals approximately 20,455 SF of combined space with 99% of the balance being warehouse. This steel "I" beam building is equipped with a gas forced air, radiant overhead for heat on a 6 inch concrete slab. The ceiling slopes from 19.5' to approximately 13.5'. The warehouse building is equipped with compressed air lines, 1200 Amps of 3 phase power and multiple sub panels. There are also men/women bathrooms in the building. There is one 10' x 12' garage door on the East end of the building with multiple double human doors on both sides of the facility. The older office building has 2 bathrooms, kitchenette, and 5 office rooms. The office building is approximately 2,150 SF with trailer home construction. This building could easily be removed or renovated for around \$15K. There is no fire suppression. The well produces 35 GPM and the septic system is designed for 75 people to use and is considered a "public" system by the Montana DEQ. The property can be annexed/connected to a private utility called RAE water/sewer district. These connections border the property.</p>
Ingress/Egress	<p>The main ingress/egress to the property is off of Rowland Road with an additional easement through the neighboring car dealership. A new Traffic Light installed in 2025 will benefit this property for large trucks &amp; semis. Additional access behind the building may also be added.</p>
Traffic Counts	35,000 VPD
Area	<p>Located between the communities of Bozeman, Four Corners and Belgrade, MT the property is less than 5 minutes from the Gallatin County seat of Bozeman. Bozeman is the home of Montana State University which has a student body of over 20,000. Bozeman is also the home of many high tech businesses, several hospitals, large government employers and successful private contractors. The property is located and visible from Huffine Lane, a major traffic corridor between Bozeman and Big Sky. Huffine Lane is an arterial that also serves traffic to Interstate 90, Yellowstone International Airport, and to the resort areas of Big Sky, Yellowstone Club, Moonlight Basin and Yellowstone National Park. Gallatin County, MT is one of the fastest growing counties in North America. The area is abound with Blue Ribbon trout streams, big game hunting, world class skiing, and other recreational pursuits. The local trade area has a population of over 140,000 .</p>

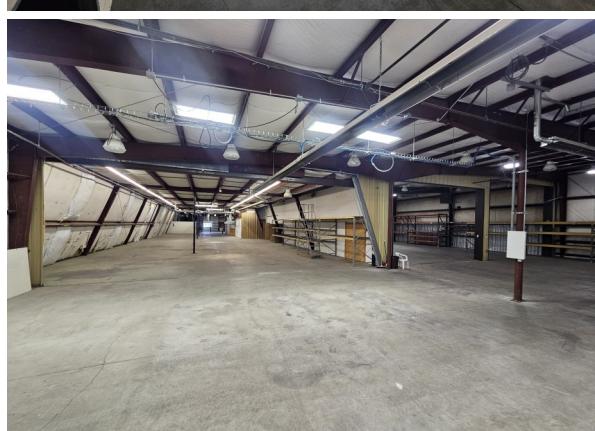
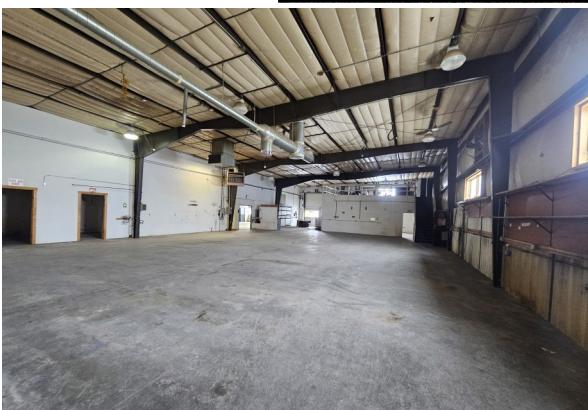
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**East Face of Building**



**Rear of Building**

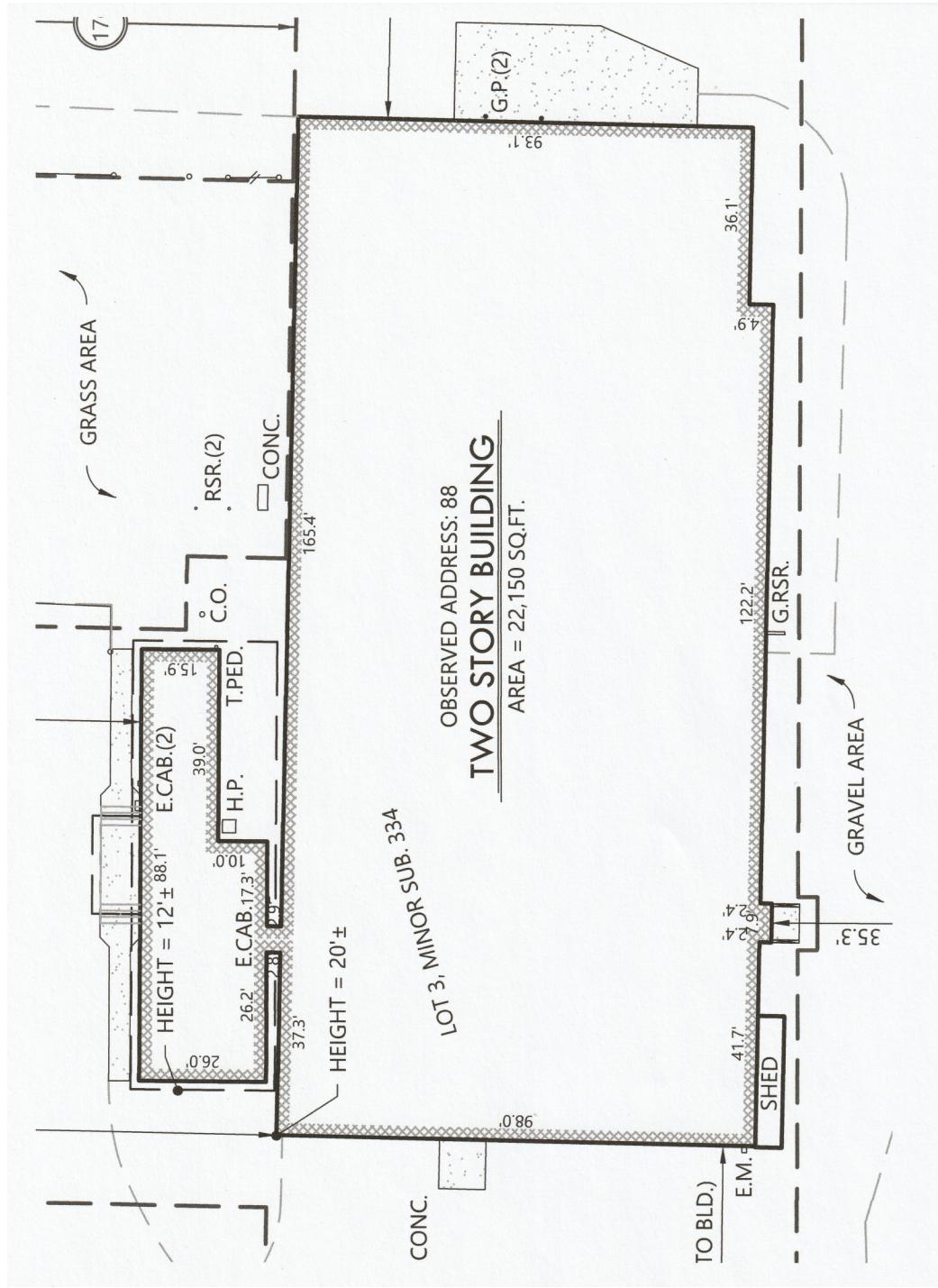


**Aerial**



Boundaries Are Approximate

## Building Dimensions



## Location Aerial

