



STARNER
COMMERCIAL
REAL ESTATE

LOT FOR SALE

219 HAGGERTY LANE, BOZEMAN, MT 59715



FOR SALE

LAUREN JOHN

sales & leasing

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1276 North 15th Avenue #103 | Bozeman, MT 59715

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This information has been obtained from sources believed reliable. We have not verified information and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent current or future performance. You and your advisors should conduct careful, independent investigation of the property to determine your satisfaction and suitability of the property for your needs.



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PROPERTY DESCRIPTION

This property is located off of the high-trafficked North 19th Avenue corridor with lots of visibility. The annual average daily traffic count is 24,000 vehicles per day. The lots are currently zoned R-O (Residential Office District) and are being re-zoned to B-1 (Neighborhood Mixed Use). It is perfect for multifamily residential development, professional office, and smaller-scale retail, and the location is ideal given its proximity to the high school, public services, and transit. A 42-unit multifamily project has been designed for the site by Springer Group Architects. It would make for a great adorable or transitional housing project. In addition to the returns on the project itself, putting up affordable housing also creates bonus density opportunities on other development projects. This site was previously approved by the City of Bozeman as an affordable housing land donation site to obtain affordable housing bonus density. Therefore, we believe the site could be used by other developers as land donation property to obtain affordable housing bonus density on their respective projects.

PROPERTY HIGHLIGHTS

- Zoned B-2 for versatile commercial use
- Located adjacent to the softball fields and trail system
- Perfect for multifamily, office, or retail developments
- Proximity to major transportation routes and downtown
- Comprehensive due diligence has been performed

OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	20,342 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,252	9,021	16,318
Total Population	3,864	19,853	35,375
Average HH Income	\$83,654	\$82,020	\$77,370

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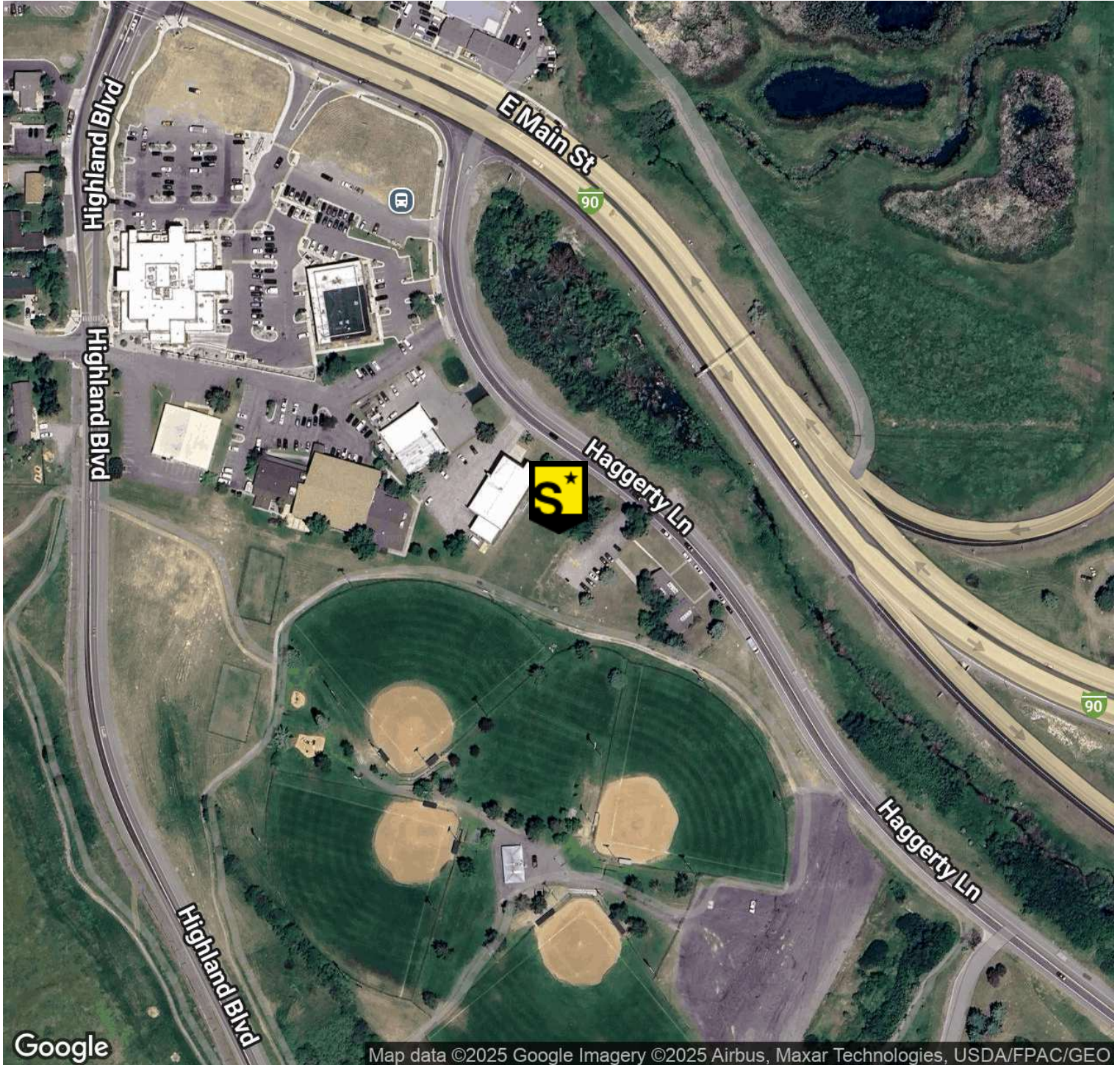
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Google

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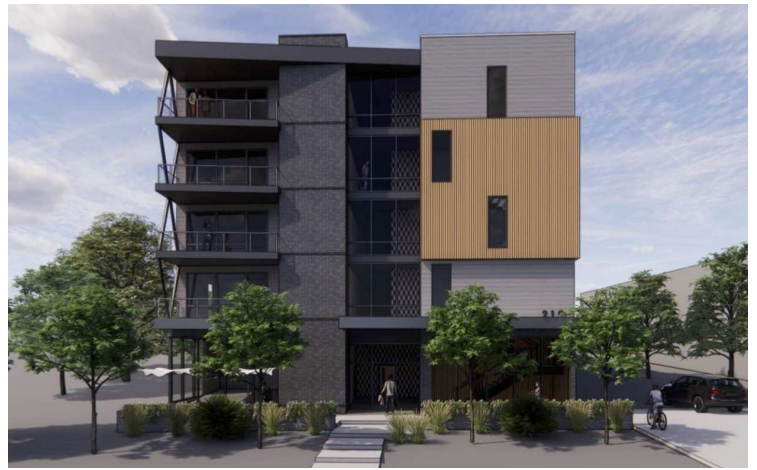
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