



## FOR SALE

**MICHAEL REAMS, CCIM**

*broker*

406.451.8283

michael@starnerccommercial.com

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

starnerccommercial.com

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Conveniently located near Main Street in Bozeman, across from Bozeman High School, this 1,510 SF commercial condo is available for sale or lease. Currently built out for medical use, the efficient layout features a waiting area with reception, six exam rooms, a private office, a resource room, a breakroom with kitchenette, and a single-occupant bathroom. The exam rooms are equipped with built-in sinks and are plumbed for nitrous and oxygen. This ground-floor unit is located above a basement, allowing for mechanical, electrical, and plumbing improvements without cutting into a concrete slab. Primarily accessed through the common area lobby, this unit also offers secondary ingress and egress from within the space, providing employees with access without passing through the waiting area. The building features a full basement with an additional breakroom, a dedicated storage area, and laundry machines. This unit is part of the Professional Arts Condominiums, which comprises five units, primarily occupied by medical and professional service providers. While the current level of finish is moderate, the property is aggressively priced at \$227 per SF, allowing a purchaser to invest \$100K in improvements while still maintaining a price lower than recent comparable sales. This is an excellent opportunity for an owner-user or investor seeking an income

### OFFERING SUMMARY

Sale Price:	\$345,000
Building Size:	1,510 SF
Price per SF:	\$227 p/SF
Rental Rate:	\$18 p/SF + NNN
NOI:	\$23,992.00
Cap Rate:	7.0%
Building Class	B
Current Buildout:	Medical/Office
Availability:	Vacant, Available Now

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	7,214	23,161	28,158
Total Population	17,198	57,371	69,977
Average HH Income	\$91,301	\$117,989	\$127,190

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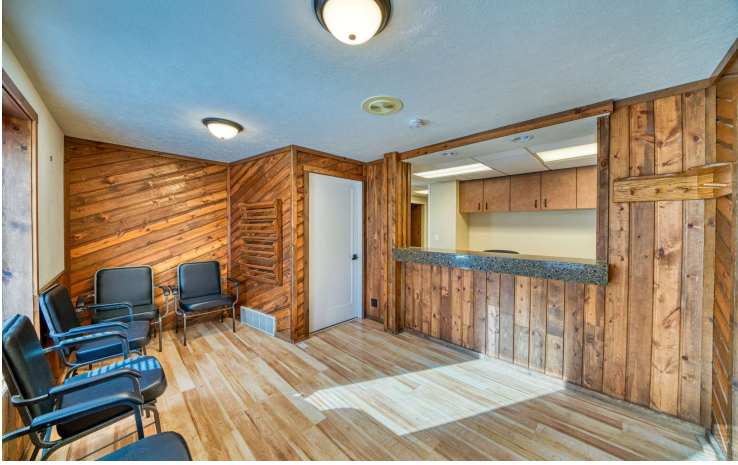
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## ADDITIONAL PHOTOS



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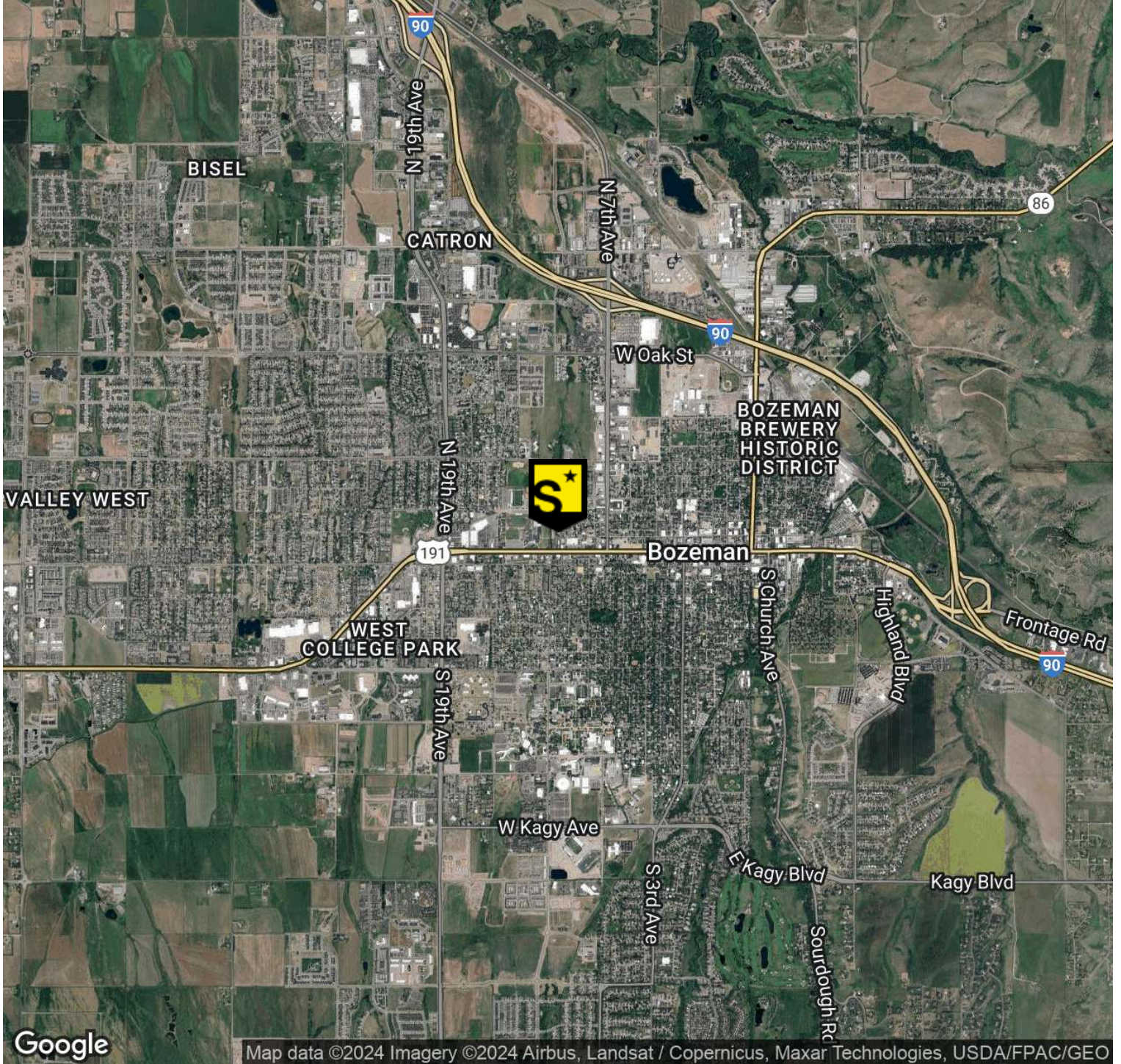
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**STARNER**  
COMMERCIAL  
REAL ESTATE

# 108 N 11TH AVE STE 2

AERIAL MAP



**FOR SALE**

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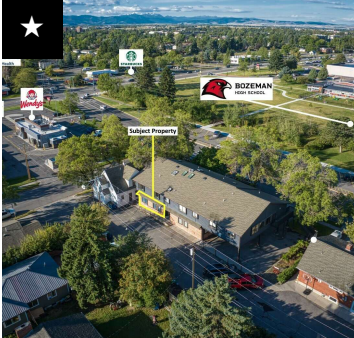
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## 108 N 11TH AVE STE 2

Bozeman, MT 59715

Price: \$345,000 Bldg Size: 1,510 SF  
Price/SF: \$228.48



## 108 N 11TH AVE, UNIT 4

Bozeman, MT 59715

Price: \$475,000 Bldg Size: 1,660 SF  
Price/SF: \$286.14



## 108 N 11TH AVE, UNIT 3

Bozeman, MT 59715

Price: \$825,000 Bldg Size: 2,806 SF  
Price/SF: \$294.01



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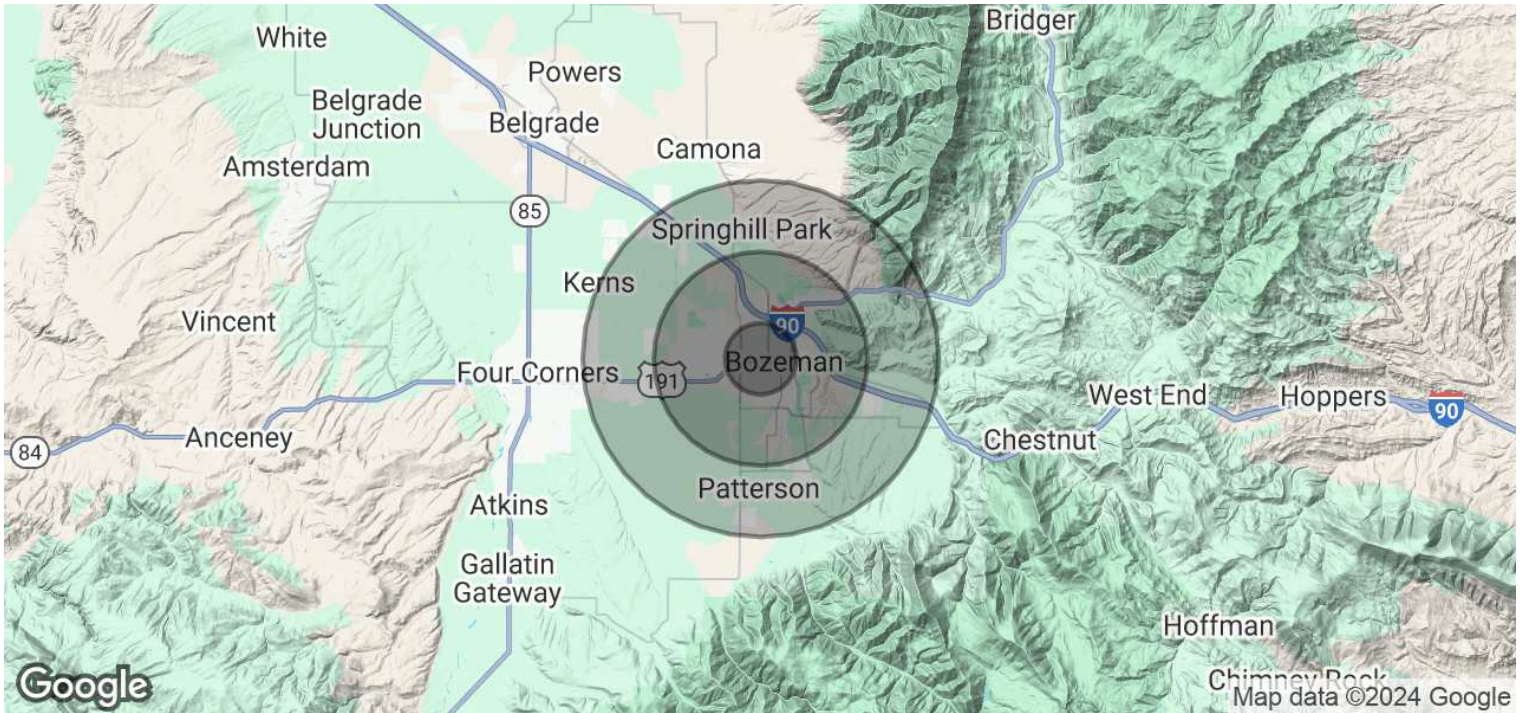
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,198	57,371	69,977
Average Age	34	35	36
Average Age (Male)	33	34	35
Average Age (Female)	34	36	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,214	23,161	28,158
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$91,301	\$117,989	\$127,190
Average House Value	\$629,111	\$667,605	\$698,883

Demographics data derived from AlphaMap

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108 N 11TH AVE STE 2

ADVISOR BIO 1



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**Broker**

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Direct: 406.451.8283

### PROFESSIONAL BACKGROUND

Michael Reams is a commercial Broker specializing in the sale and leasing of investment and owner-user properties in Southwest Montana. Affiliated with Starn Commercial, Michael and the Starn Commercial brokerage are the top producing CRE firm in Bozeman and the greater Gallatin Valley. As an experienced Broker and Principal, Michael offers industry leading brokerage and consulting services for all major asset classes: commercial, multifamily, industrial, and land developments

With his CCIM designation, Michael's ability to perform financial analysis, market research, and strategic planning offers his clients tremendous value when deciding to acquire, dispose, refinance, or hold their CRE assets. Michael receives great reviews from former clients due to his industry knowledge, effective marketing, tactful negotiation skills, and clear communication throughout even the most complicated transactions.

Over the past 10 years, Michael has worked with Fortune 500 companies and startups alike, helping both investors and end-users satisfy their CRE requirements and achieve their financial goals. When working with large corporations that are entering the Montana CRE market, Michael frequently partners with national brokerages, performing the role as the local Broker.

Michael's business is based on quality relationships. He is an active member in the brokerage and CCIM communities and maintains a large professional network with other brokers, lenders, appraisers, title and escrow officers, land use consultants, attorneys, and developers. He is well-connected nationwide. Michael is currently the President of the Montana CCIM Chapter.

Michael encompasses a unique blend of financial acumen and problem-solving abilities while striking the balance between professionalism and a friendly personality. His comprehensive understanding of the CRE industry, extensive commitment to clients, and steadfast work-ethic ensures exceptional representation when working with Michael.

Michael and his wife, Katie, enjoy life with their two kids in the greater Bozeman area and take advantage of all Montana has to offer through skiing, hunting, golfing, and sailing.

### EDUCATION

Starn Commercial Real Estate  
1276 North 15th Avenue #103  
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406.586.0302

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