

ALL FIELDS CUSTOMIZABLE

Mls #	141973	Present Use	Industrial
Status	Active	Lot Size	1-5 Acres
Type	COM LAND W/BUILD		
Address	1909 Gateway South Rd		
City	Gallatin Gateway		
State	MT		
Zip	59740		
Area	Boz Area Gal Gtwy 2G		
Class	COMMERCIAL/INDUSTRIAL		
Asking Price	\$800,000		
Sale/Rent	For Sale		

GENERAL

Exclusive Right to Sell	Yes	Dual or Variable Commissn	No
Apx Lot Sz	2.00 acres	Directions	Hwy 191 S to Gatway. West thru Gateway to Gtwy South Rd. Turn South, follow PRU signs
Zoning	none	Road Name	Gateway South R
Exceptions	Seller's personal property & equipment.	Covenant	None
Original Price	\$800,000	Days On Market	3

FEATURES

CONSTRUCTION	UTILITIES	HEATING	STREET
Aluminum Siding	115V Electric	Wood/Coal	Paved
Frame	220V Electric	MISC. FEATURES	POSSESSION
Steel	Telephone	Truck Door	To Be Arranged
Wood Siding	WATER	FENCING	POSSIBLE USE
ROOF	Well Private	All/Perimeter	Other/Varied
Metal	SEWER	PARKING	
Shake Shingle	Septic	Gravel	

FINANCIAL

Assoc.Fe	0	Terms Offered	cash, new loan
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PUBLIC INFORMATION

Gallatin Gateway Contractors Headquarters: Perfect location for Construction Yard with space to house employees. 2 Commercial Acres, No Covenants. 4 Bedroom, 2 bath Home 2,220 SF +/- 2 Bedroom, 1 bath Home 1,800 SF +/- 40X72 Truck Shop (2 Shop Rooms). Paved Roads To Property. Truck Loop on Property. Within 1 mile of Operating Gravel Pit. Mature trees and landscaping. 1/2 Mile from Gallatin River Fishing Access. Beautiful Rural Location looking S onto the Flying D.

DISCLAIMER

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