

# **NORTH 19<sup>TH</sup> AVENUE COMMERCIAL PROPERTY**

**Bozeman, Montana**

*Country West is pleased to offer this outstanding 4.68 +/- acre commercial parcel located at the North 19th Avenue and Interstate 90 Interchange. It has excellent visibility from the Interstate and the Interchange and excellent access with more than 250 feet of frontage on Valley Center Road. It is immediately adjacent to the Costco Wholesale Center, Wingate Inn, Marriott Residence Inn, C'Mon Inn, Outback Steakhouse, and proposed Country Inn and Suites. The Gallatin Center Shopping Complex is immediately to the south on North 19<sup>th</sup> Avenue. The property is only minutes from downtown Bozeman and Gallatin Field Airport and is well suited for a restaurant/motel combination or a variety of highway commercial type uses.*

*Offered exclusively by*



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The parcel is currently zoned Agricultural/Suburban (AS) but is designated in the City of Bozeman's 2020 Plan for North 19th as Regional Commercial (B-2). Although not currently annexed to the City, the parcel is totally surrounded by the City. The City of Bozeman recently completed a Special Improvement District project to widen Valley Center Road to a full four lanes with left turn bays. City water mains currently exist on the subject property. A major City sewer line lies adjacent to North 19th, and City sewer service should be available upon annexation. A construction project was recently completed which realigned two small streams that affected the property, which has resulted in a net increase of usable land. A natural gas main crosses the parcel, which also must be accommodated in any development plan.

This excellent property is offered at \$2,100,000.00 (\$10.30/square foot). The owner desires cash, but may consider terms to a well-qualified buyer.

Country West is the exclusive agent of the owner. Please contact Joel Shouse of Country West for a showing of this property at 586-1211.

**NOTE** This offering is subject to error, omissions, prior sale, change, or withdrawal without notice, and approval of the purchase by the owner. All information regarding land classifications, maps, potential profits, carrying capacities, production yields, etc., is intended to be used as a general guideline and is not guaranteed by Country West Ranch & Land, LLP, Agent, or Seller. We urge independent verification of each and every item submitted, to the satisfaction of any prospective purchaser.

FOR ADDITIONAL INFORMATION REGARDING OUR EXTENSIVE INVENTORY OF FARM, RANCH & RECREATIONAL PROPERTIES THROUGHOUT MONTANA, VISIT US ON THE INTERNET AT: **[www.countrywestrl.com](http://www.countrywestrl.com)**



ABOVE - VIEW OF PROPERTY  
& ADJACENT COSTCO FROM  
NORTH 19TH OVERCROSSING



RIGHT - VIEW OF I-90/NORTH  
19TH INTERCHANGE FROM PROPERTY