

ALL FIELDS DETAIL



Mls #	177257	Present Use	Shopping Center
Status	Active	Building Square Feet	5001 & Up
Type	Comm Land w/ Building	Road Frontage	Yes
Address	145 Rawhide Ridge	Lot Size	1-5.999 Acres
City	Bozeman	Zoning	M1 - Light Manufacturing
State	MT		
Zip	59715		
Area	Boz N ofMain/E of19th 1NE		
Class	Commercial/Industrial		
Asking Price	\$1,025,000		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Input Date	5/31/2011 1:05:00 PM	Agent	Evan McCaw
Listing Office 1	McCaw & Company Real Estate - OFFICE	Exclusive Right to Sell	Yes
	CE: (406) 587-5540		
Exclusive Agency	No	Subagency Offered	No
Selling Office Fee	2.75	Dual or Variable Commisn	No
Flood Plain	No	Legal	Tract 5 Lot 1 Gardner Simmental Plaza
Apx Lot SQFT	67518	Approx Acreage	1.550
Listing Date	5/26/2011	Expiration Date	5/26/2012
Aprx BLDG or Unit SQFT	7771	Price per SqFt	131.90
Directions	North 19th to Rawhide Ridge turn Rt first left.	Year Built	1998
Planning Jurisdiction	Bozeman City	Zoning District	Bozeman
Parcel Tax ID #	0RFG 10094	For Sale Sign Placed	Yes
Road Name	North 19th	Owner Name	Double S Holdings, LLC
Associated Document Count	0	Showing Instructions	Call Evan 587-5540 OFF 581-2213 Cell
Realtor.com	Transmit	Original Price	\$1,025,000
Cumulative DOM	11	Cumulative DOMLS	6
Agent Hit Count	48	Client Hit Count	2
VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Update Date	5/31/2011	Days On Market	11

FEATURES

For Sale	Sewer	Parking	View
Building	City	26 Or More	Mountains
Land	Heating	Paved	Valley
Building Construction	Central	Street	Spectacular View
Frame	Natural Gas	Paved	Possible Uses
Steel	Cooling	Showing Instructions	Retail
Roof	Central	Appointment w/ LA	Office
Metal	Commercial Zoning	Possession	Warehouse
Utilities	Central Business	Funding	Industrial
115V Electric	Misc. Features	Exterior	Other/Varied
220V Electric	Truck Door	Metal	Zoning Features
Natural Gas	Security Lighting		Class1 Entryway Corridor
Telephone	Security System		
Water	Smoke Detectors		
City Water	Fire Alarms		
	High Traffic Location		

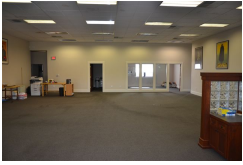
FINANCIAL

Assumable	No	Accelerate	No
Qualify	No	Assoc.Fe	TBD
Lockbox	No	Lockbox Auth	No
Terms Offered	Cash / New Finance		

PUBLIC INFORMATION

7,771 Sq Ft of mixed use commercial on 1.55 Acres on the highest traffic street in the City of Bozeman. Property is Zoned M-1 Conditional Use permit is in place for the Restaurant. Restaurant is 1,200 SQft +/- Grade A offices 3,687=+/- Sq Ft & Warehouse of 2,884 +/- Ample parking. Traffic Counts over 30 ,000 Cars per day.

ADDITIONAL PICTURES



DISCLAIMER

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