



107 N 7th Avenue, Bozeman, MT 59715

MLS #21907363

A well established national franchise with a 75 year history of success! Located in the "dream city" of Bozeman, Mt. Currently there is only one location in Bozeman with the opportunity to expand to another 2-3 stores. Ranked 6th in Entrepreneur Magazine's Franchise 500 for 2017 and have 95% consumer brand recognition.

Reports

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|---------------|------------|----------------|---------------------------------|
| Property Type | Commercial | Listing Office | Eagen Real Estate License #: |
|---------------|------------|----------------|---------------------------------|

Contract Data

| | | | |
|-------------------|------------|-----------------|------------|
| Property Sub-Type | Commercial | Listing Date | 05/18/2019 |
| Status | Active | Contingent | No |
| List Price | 1,275,000 | List Price/SqFt | 923.91 |
| Agent Owned | No | REO/Bank Owned | No |
| Short Sale | No | | |

General Property Description

| | | | |
|----------------------|-----------|---------------|--------|
| Square Feet Estimate | 1000-2000 | Total Sq. Ft. | 1,380 |
| Lot Acres | 0.29 | Lot SqFt. | 12,502 |
| Waterfront | None | | |

Legal and Taxes

| | | | |
|-----------------|------------|----------|---|
| Covenant | Unknown | Zoning | Commercial |
| Taxes | 7,196 | Tax Year | 2018 |
| Assessor Number | 000RGG6332 | Legal | SPRINGBROOK ADD, S12, T02 S, R05 E, BLOCK 8, Lot 7 - 10, LESS HW ON E END OF LOTS PLAT B-24 |

Location

| | | | |
|--------|----------|---------|-------------------|
| County | Gallatin | Geocode | 06079812118060000 |
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Details

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|-----------------------------|---|------------------------------|----------------------|
| Terms Of Sale: | Cash; Closing Entity: First American Title; Conventional | Stories Above Ground: | One |
| Offering: | For Sale Bldg./Land; Other: and business | Construction: | Concrete; Wood/Frame |
| Present Usage: | Food/Beverage | Parking Information: | Parking Lot |
| Gross Annual Income: | Over \$1 Million | Road Frontage: | City Street |
| Age: | Over 20 Years | Road Surface: | Asphalt |
| Condition: | Excellent | | |

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