

# BULLRUSH AVE RETAIL

69 & 107 BULLRUSH AVENUE | BELGRADE, MT 59714

**FOR SALE: \$1,350,000 - 2.12 Acres (92,308 sf)**

## AREA TENANTS

**BZN** Bozeman Yellowstone  
INTERNATIONAL AIRPORT

YELLOWSTONE AIRPORT PLAZA

## PROPERTY INFORMATION

**- FOR SALE: \$1,350,000**

- This remarkable property boasts an impressive array of features, offering an ideal blend of functionality and comfort for your business or personal needs.

- Lot Size: 2.12 Acres (92,308 sf)

- Zoning- Commercial

## SPACE DETAILS

- Available:

Shop Building: 3,840 SF

Storage & Garage: 2,202 SF

Ranch - Single Level Home: 2,058 SF

## AREA DEMOGRAPHICS

2023 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	18,737	22,424	30,710
MEDIAN HH INC	\$83,224	\$85,357	\$90,775
AVERAGE HH INC	\$115,853	\$122,351	\$126,966



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

ANDREW INCHES | 406.581.6595 | [Andrew@CharterRealty.com](mailto:Andrew@CharterRealty.com)

# BULLRUSH AVE RETAIL

69 & 107 BULLRUSH AVENUE | BELGRADE, MT 59714

## Description:

This remarkable 2.12-acre property boasts an impressive array of features, offering an ideal blend of functionality and comfort for your business or personal needs. Situated on the property are a 3,840-square-foot shop, a 2,202-square-foot storage and warehouse building, and a 2,058-square-foot single-family residence.

## Shop Space:

At the southern end, the shop stands prominently, showcasing a large glass storefront, metal siding, and a spacious concrete floor. With 2 large overhead doors, 2 doorways, and a convenient recessed loading bay, this area is designed for versatile functionality. Inside, two offices and a 3/4 bathroom complement the space. Equipped with 3-phase power and overhead radiant heating, this shop ensures efficiency and comfort.

## Home:

A ranch-style single-level home awaits, offering an inviting open layout with 3 bedrooms and 2 bathrooms. The master suite features an ensuite jacuzzi. Throughout the home, oak hardwood flooring and pet-resistant carpeting create an inviting ambiance. Modern amenities include a central vacuum system, central heating and air conditioning, a natural gas fireplace, and a Kineticio Water system. The kitchen is a chef's dream, boasting commercial-grade appliances, a compactor, a 2-door glass refrigerator, an ice maker, and recently upgraded oven and stovetop units.

## Garage & Storage:

Adjacent to the home stands a large garage equipped with 2 rolling doors and a custom-built garage door with a pedestrian door built in. The four additional bays feature individual lockable doors, concrete floors, insulation, and overhead gas heaters, providing ample space and security for various needs.

## Backyard:

The property's northern section hosts a sprawling outdoor area adorned with 6 light poles, lush apple trees, a charming garden, and fencing for privacy. The pond comes equipped with a liner, pumps, water feeding, & aerators.

## General:

Discover a property that embodies versatility, luxury, and functionality at 69 & 107 Bullrush. Experience the seamless fusion of comfort and utility in this exceptional offering.



### CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

# BULLRUSH AVE RETAIL

69 & 107 BULLRUSH AVENUE | BELGRADE, MT 59714



## CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

# BULLRUSH AVE RETAIL

69 & 107 BULLRUSH AVENUE | BELGRADE, MT 59714

## TRADE AREA DEMOGRAPHICS

### 3 MILE RADIUS:



Total Population: **18,737**

Households: **7,051**

Daytime Population: **8,293**

Median Age: **33.4**



Average Household Income: **\$115,853**

Median Household Income: **\$83,224**

### 5 MILE RADIUS:



Total Population: **22,424**

Households: **8,475**

Daytime Population: **10,637**

Median Age: **34.4**



Average Household Income: **\$122,351**

Median Household Income: **\$85,357**

### 7 MILE RADIUS:



Total Population: **30,710**

Households: **11,700**

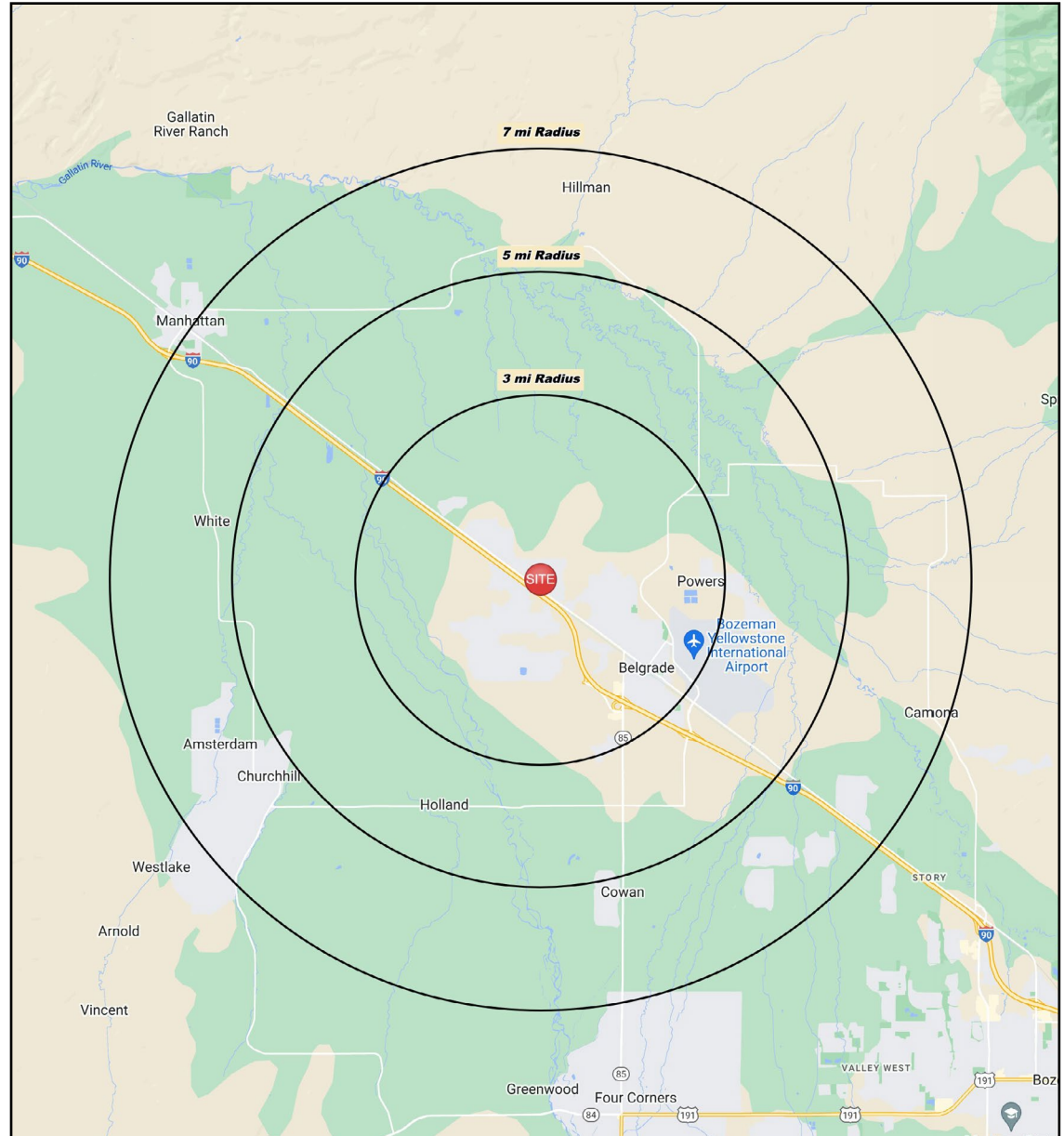
Daytime Population: **14,198**

Median Age: **36.5**



Average Household Income: **\$126,966**

Median Household Income: **\$90,775**



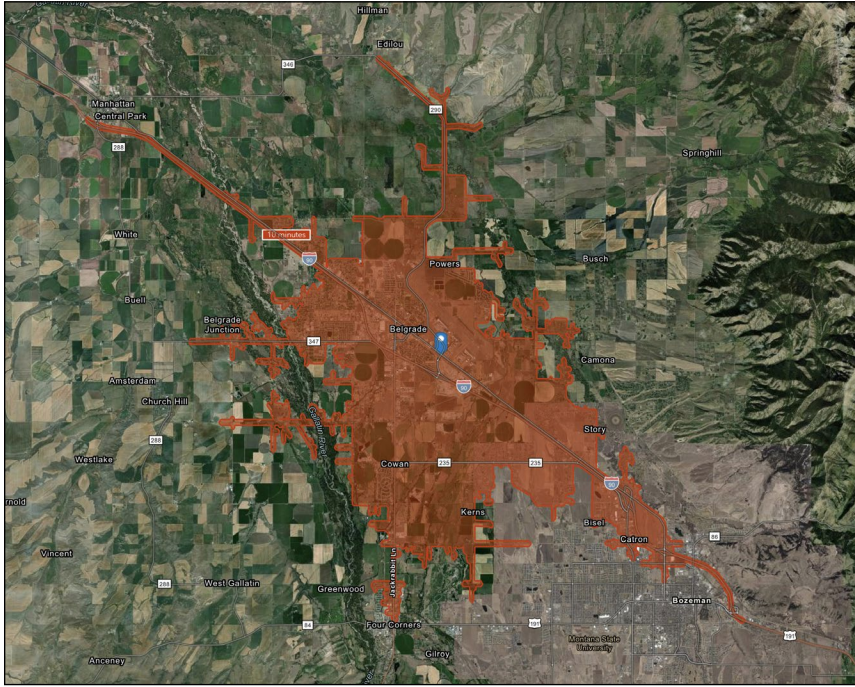
#### CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

# BULLRUSH AVE RETAIL

69 & 107 BULLRUSH AVENUE | BELGRADE, MT 59714

10 MINUTE DRIVE TIME



## KEY FACTS

21,463

Population

34.8

Median Age

\$75,727

Median Household Income

16,864

Daytime Population

## TAPESTRY SEGMENTS

Bright Young Professionals <i>3,824 Households</i>	Up and Coming Families <i>2,893 Households</i>	The Great Outdoors <i>708 Households</i>
<p><b>Socioeconomic Traits</b></p> <p>Residents young, educated, working professionals. Labor force participation rate of 72% is higher than the US rate, generally white-collar work.</p>	<p><b>Socioeconomic Traits</b></p> <p>One of the fastest-growing markets. 67% have some college education or degree(s). Hardworking labor force with a participation rate of 71%.</p>	<p><b>Socioeconomic Traits</b></p> <p>Younger market but growing in size &amp; assets. 65% w/ a high school diploma or some college. Labor force participation typical of a younger population at 66.7%</p>
<p><b>Household Types</b></p> <p>Household type is primarily couples, married (or unmarried), with above-average concentrations of both single-parent &amp; single-person households.</p>	<p><b>Household Types</b></p> <p>Young families.</p>	<p><b>Household Types</b></p> <p>Young couples, many with children; average household size is 2.75.</p>
<p><b>Typical Housing</b></p> <p>Single Family; Multi-units</p>	<p><b>Typical Housing</b></p> <p>Single Family</p>	<p><b>Typical Housing</b></p> <p>Single Family</p>

## TOTAL RETAIL SALES

Includes F&B



\$194,781,151

## EDUCATION

Bachelor's Degree or Higher



35%

## OWNER OCCUPIED HOME VALUE

Average



\$470,178

## ANNUAL HOUSEHOLD SPENDING

\$3,889

Eating Out

\$2,230

Apparel & Services

\$6,719

Groceries

\$272

Computer & Hardware

\$7,235

Health Care



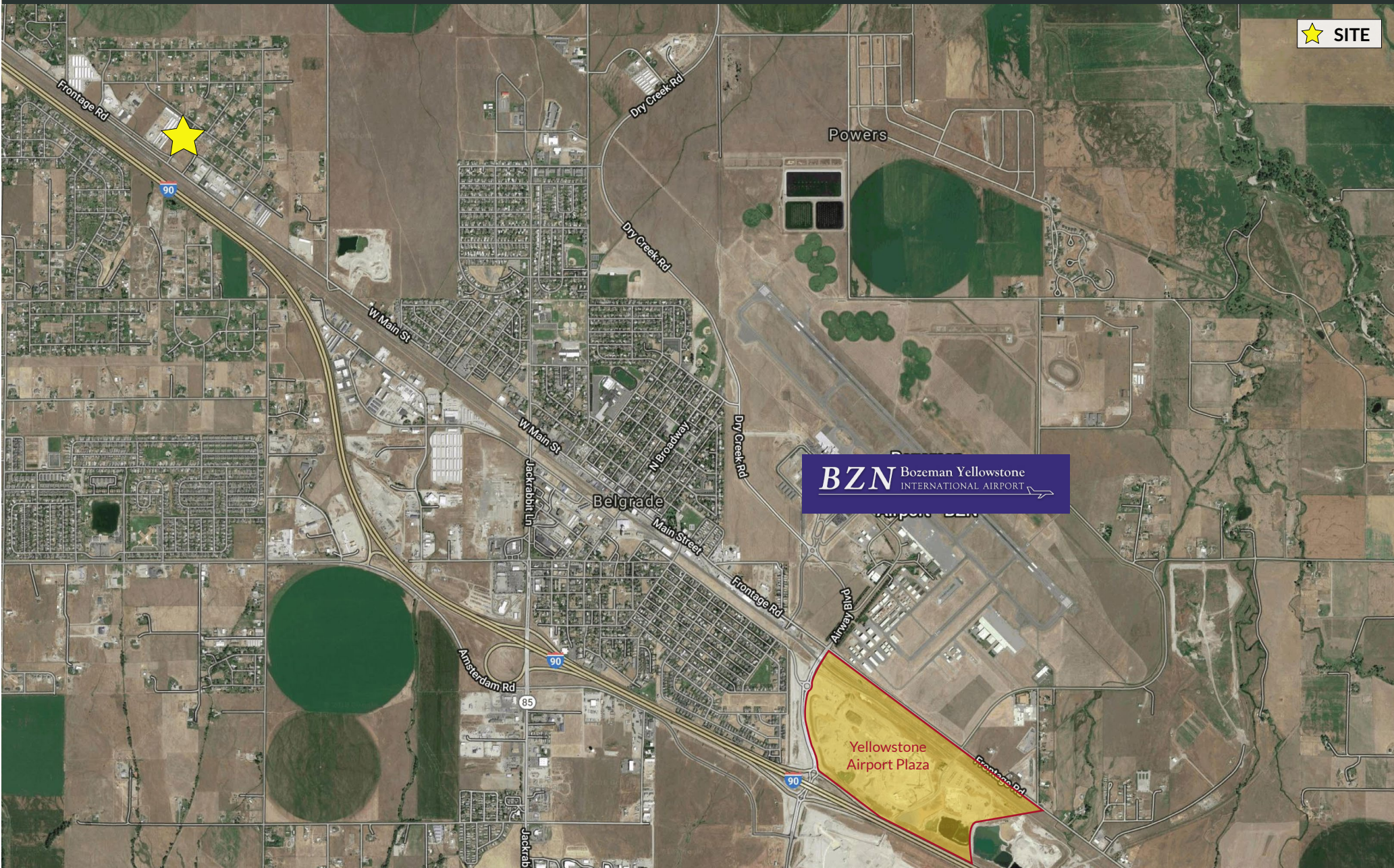
CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

# BULLRUSH AVE RETAIL

69 & 107 BULLRUSH AVENUE | BELGRADE, MT 59714

★ SITE



## CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

# BULLRUSH AVE RETAIL

69 & 107 BULLRUSH AVENUE | BELGRADE, MT 59714



## CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.