

\$799,900



BOZEMAN
REAL ESTATE GROUP



TBD MONICA COURT | BELGRADE, MT

Prime commercial opportunity in the rapidly growing Belgrade market. This 1.52-acre parcel is ideally located in the Commercial section of the West Post Subdivision with excellent visibility and immediate access to I-90. Positioned just seconds from the interstate, approximately six miles from Bozeman, and in close proximity to Yellowstone International Airport, the property offers exceptional convenience for a wide range of commercial uses. There are building plans for a fully designed 10,890 square foot building featuring shop space, office areas, and flexible commercial layout that will be provided to a Buyer. Plans are completed and ready to be submitted to the City of Belgrade for approvals, allowing a buyer to significantly accelerate the development timeline. Whether you are looking for a prime commercial location to bring your own vision to life or prefer to move forward with an already designed commercial building, this property provides outstanding potential. To top it off, the site enjoys impressive Bridger Mountain views, combining functionality with one of the most iconic landscapes in southwest Montana.



PROPERTY INFORMATION

LOT SIZE: 1.52-Acres

MLS#: 409191

ZONING: C

TAXES: \$6,907 – 2025

COVENANTS: Yes

HOA: \$95.00 / Quarterly

SUBDIVISION: West Post Subdivision



SCAN ME



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