



JACKRABBIT RESERVE LIVE/WORK BUILDING

205 FLETCHING WAY, BELGRADE, MT 59714



FOR SALE

LAUREN JOHN

sales & leasing
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1276 North 15th Avenue #103 | Bozeman, MT 59715

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PROPERTY DESCRIPTION

Situated just south of I-90 and west of Jackrabbit Lane on Fletching Way, this newly constructed live/work property offers a rare opportunity to acquire a fully leased, income-producing asset in one of the Gallatin Valley's fastest-growing commercial corridors. Completed in 2025, the property features three thoughtfully designed mixed-use units combining functional commercial space with modern residential living.

Each unit includes approximately 1,245 SF of ground-floor shop/warehouse space with a private office, bathroom, and 12' x 12' overhead door, ideal for contractors, small businesses, trades professionals, or storage users. Above each commercial space is an approximately 1,170 SF two-bedroom, two-bathroom residential unit featuring an open-concept kitchen and living area, walk-in pantry, in-unit laundry, and private balcony.

The property is 100% leased with strong in-place income, providing investors immediate cash flow and minimal anticipated maintenance due to the property's brand-new construction. Conveniently located near Jackrabbit Lane and Interstate 90, the asset benefits from continued growth throughout the Belgrade and greater Bozeman market.

PROPERTY HIGHLIGHTS

- Fully leased stabilized asset
- Annual Gross Rental Income: \$143,400
- Brand-new 2025 construction
- Minimal maintenance anticipated
- Rare live/work product in high-growth corridor
- Strong tenant demand for flexible industrial/residential space

OFFERING SUMMARY

Sale Price:	\$1,954,000
Number of Units:	3
Lot Size:	0.3 Acres
Building Size:	7,249 SF
NOI:	\$130,173.00
Cap Rate:	6.66%

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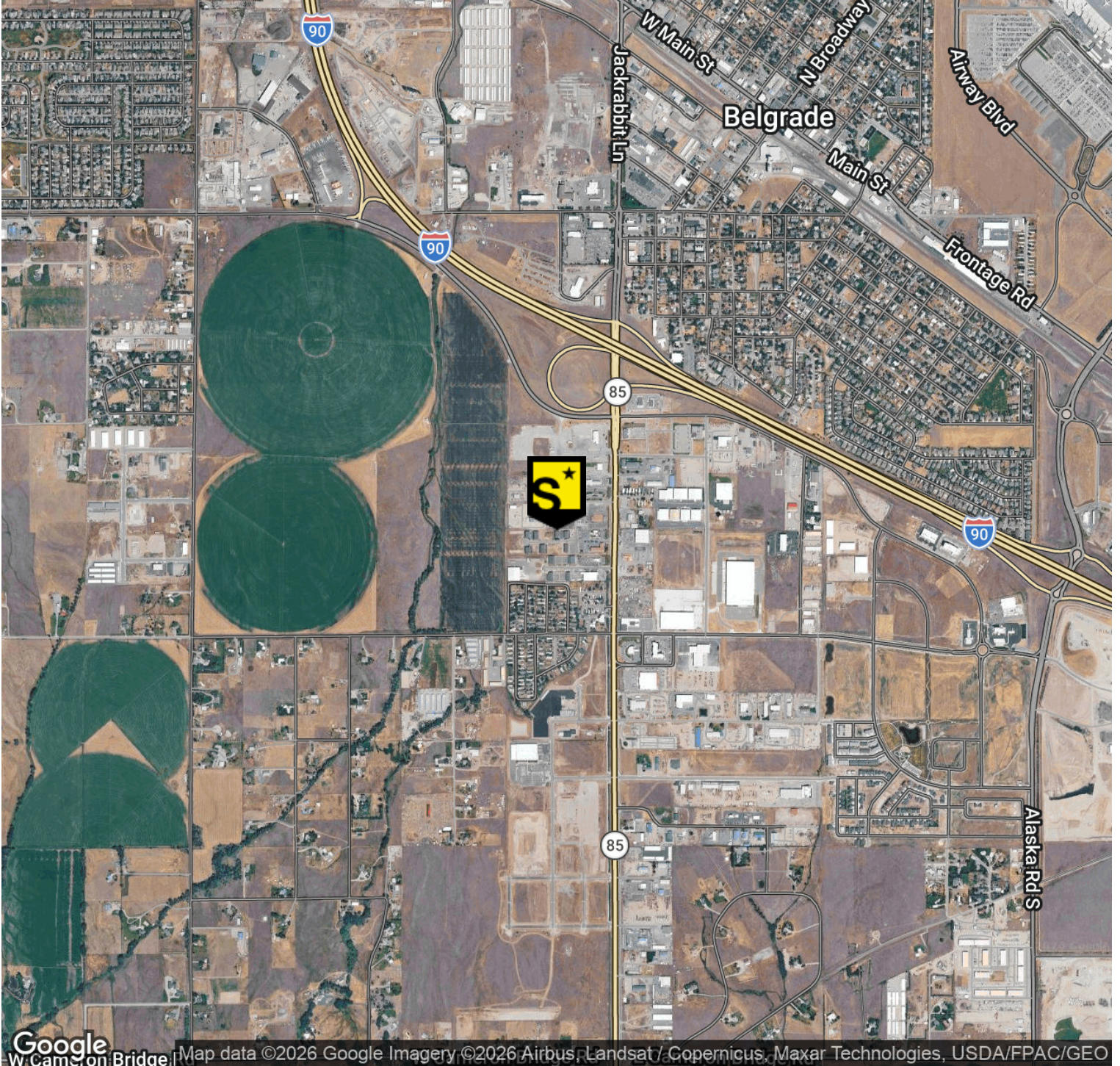
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LOCATION MAP



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FINANCIAL SUMMARY



Price	\$1,954,000
Price per SF	\$270
Price per Unit	\$651,333
GRM	13.63
CAP Rate	6.66%
Cash-on-Cash Return (yr 1)	6.66%
Total Return (yr 1)	\$130,173

OPERATING DATA

Gross Scheduled Income	\$143,400
Total Scheduled Income	\$143,400
Gross Income	\$143,400
Operating Expenses	\$13,227
Net Operating Income	\$130,173
Pre-Tax Cash Flow	\$130,173

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RENT ROLL

SUITE	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
A	2,419 SF	33.37%	\$20.34	\$49,200	5/1/2025	4/30/2027
B	2,441 SF	33.67%	\$18.93	\$46,200	7/1/2026	7/1/2027
C	2,419 SF	33.37%	\$19.84	\$48,000	4/1/2025	4/1/2027
TOTALS	7,279 SF	100.41%	\$59.11	\$143,400		
AVERAGES	2,426 SF	33.47%	\$19.70	\$47,800		



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ADDITIONAL PHOTOS



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