

**PROFESSIONAL CLASS A OFFICE PROPERTY  
FOR SALE  
SUPER WESTEND LOCATION**



- ◆ 10,092 sq. ft. of professional office space in Class A location
- ◆ Located at 3395 Gabel Road (Transtech Center)
- ◆ Located just west of King Avenue West on north side of Gabel Road
- ◆ Great parking and access for clients & abundant employee parking
- ◆ Zoned CX – Heavy Commercial
- ◆ 2023 annual real estate taxes \$23,721, 2022 insurance \$5988
- ◆ Property currently leased through December 31, 2024
- ◆ \$2,175,000 buys this westend prime property, in Class A location

**Contact Rob Veltkamp  
Rob Veltkamp Brokerage  
406-656-2201 or 406-855-9089**

## COMMERCIAL INVESTMENT PROPERTY FACTS

<b>ADDRESS:</b>	3395 Gabel Road (Currently occupied by Kestrel Engineering Group who leases the building from current seller through December 31, 2024)
<b>LEGAL:</b>	Lot 5A, Block 2, Gabel Subdivision, 2 <sup>nd</sup> Filing
<b>TAX ID:</b>	A29222
<b>TAXES:</b>	\$22,639 (2022)
<b>INSURANCE:</b>	\$5988 (2022)
<b>LOT SIZE:</b>	39,341 sq. ft.
<b>BUILDING:</b>	10,092 sq. ft.
<b>ZONING:</b>	CX – Heavy Commercial
<b>BUILT:</b>	2006 and remodeled in 2014
<b>PARKING:</b>	Abundant for clients and employees
<b>SALES PRICE:</b>	\$2,175,000 cash or new finance
<b>GENERAL:</b>	This is a single tenant modified gross lease property, located in the Transtech Center. The current tenant is paying \$16,780 per month with another annual increase to \$17,116 per month on January 1, 2024. Initial lease term expires on December 31, 2024, with one additional 3-year renewal option at a new negotiated rate. Current tenant has occupied the building for 10+ years. The property yields a 7% Cap Rate on current annual rent.
<b>CONTACT:</b>	Rob Veltkamp Brokerage 406-656-2201 or 406-855-9089