

**!!OWNER/USER PROPERTY!!**  
**!!INVESTMENT PROPERTY!!**  
**WAREHOUSE CONDO WITH OFFICE**  
**FOR SALE/LEASE**



- ◆ Warehouse Condo Unit in Livingston, MT
- ◆ Great location at 18 Business Park Drive, Unit 1C
- ◆ Currently leased by J&J Ventures through 4/30/2024
- ◆ Great for potential owner/user or 1031 buyer/investor looking for income property with an 8.95% Cap Rate
- ◆ Property available for lease at \$2,700 per month triple net

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

## **COMMERICAL INVESTMENT PROPERTY FACTS**

<b>ADDRESS:</b>	18 Business Park Road, Unit 1C Livingston, Montana 59047
<b>LEGAL:</b>	Unit 1C of Antelope Flats Condos, Plus 7% Common Area Interest, LOC @ Lot 7, Boulder Subdivision
<b>TAX ID:</b>	0000041746
<b>TAXES:</b>	\$2,551.17 (2023)
<b>INSURANCE:</b>	\$600 (2022) Studs In for Tenant Improvements \$2,538.85 (2023) General Liability and Studs Out Property Insurance (billed through Condo Association)
<b>CONDO FEES:</b>	\$1,200 (2023) Includes 7% of snow removal, weed spraying, landscaping, and maintenance of common areas.
<b>ZONING:</b>	Out of City Zoning Area
<b>CONDO:</b>	1,800 sq. ft. on main level 600 sq. ft. of loft space Total of 2,400 sq. ft. on two levels
<b>BUILT:</b>	2007
<b>PARKING:</b>	Good parking in front of warehouse condo unit
<b>SALES PRICE:</b>	\$362,000 (\$150.83 per sq. ft.) Also leases for \$2,700 per month triple net
<b>GENERAL:</b>	<b>This quality warehouse condo with office was built in 2007 and has been leased to J&amp;J Ventures at \$2,700 per month triple net for the past six years. Lease expires 4/30/2024. 36' x 50' warehouse includes front office, 3/4 bath with a 12' x 50' loft for a total of 2,400 sq. ft.; free water, radiant heated floors; R50 insulated lid/R27 walls; 2' x 8' stud frame construction; 17' high ceiling; 16' x 16' overhead door; natural gas boiler; electric hot water; 200 AMP/3 phase power</b>

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