

**PREMIUM CLASS A OFFICE PROPERTY FOR SALE
PROFESSIONAL/ MEDICAL OFFICE
GREAT WESTEND LOCATION**



- ◆ 8,113 sq. ft. on 2 levels of Class A professional office space
- ◆ Located at 1241 North Transtech Way (Transtech Center)
- ◆ Located just west of King Avenue West and north of Gable Road
- ◆ Great parking and access for clients & abundant employee parking
- ◆ Zoned CX – Heavy Commercial
- ◆ 2023 annual real estate taxes \$26,607.02
- ◆ Property currently leased through September 30, 2027
- ◆ \$2,544,000 buys this west end property in a sanctuary setting

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

COMMERCIAL INVESTMENT PROPERTY FACTS

ADDRESS:	1241 North Transtech Way (Currently occupied by Creekside Orthodontics who leases the building from current seller)
LEGAL:	Lot 4A-1A, 3.98% Common Area Interest, LOC @ Lot 1A2, Block 1, Transtech Subdivision, 3 rd Amended
TAX ID:	A28358B
TAXES:	\$26,607.02 (2023)
LOT SIZE:	50,648 sq. ft.
BUILDING:	8,113 sq. ft.
ZONING:	CX – Heavy Commercial
BUILT:	2015
PARKING:	Abundant for clients and employees
SALES PRICE:	\$2,544,000
GENERAL:	This is a Single Tenant Triple Net Property, located in a sanctuary setting in the Transtech Center. The current tenant pays \$15,900 per month base rent plus all triple net expenses. Initial lease term expires on September 30, 2027 with three additional 5 year renewal terms for current tenant. The property yields a 7.5% Cap Rate on current base rent.
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