



## 2998 N 27th Ave

2998 N 27th Ave, Bozeman, MT 59718

### Jim Raitt

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2996 N 27th Ave Unit A, Bozeman, MT 59718

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(406) 930-2790



## 2998 N 27th Ave

\$22.85 /SF/YR

This is a high-end commercial condo zoned for Live/Work and contains impressive features and an enormous warehouse/garage, with spacious rooftop deck overlooking the Bridger mountains. This is a beautiful multi-functional luxury condo that gives you the flexibility to live upstairs and operate a business downstairs. The kitchens feature stainless appliances, quartz countertops, open design into the living rooms with a vaulted ceiling. The enormous decks have lots of room to barbeque, and enjoy the outdoor environment living space. The finished garage space is a blank canvas of 19 ft x 39 ft in size and has massive vaulted ceilings with a bathroom, storage closet and an elevated storage loft. Perfect to use for a business, storage space, or hobby shop. Great opportunity to live where you work. - Right Behind Costco!...

- Zoned Live/Work, 1st Floor-Commercial, 2nd Floor-Residential - Lease Rate is \$4,750 per month for Live/Work



Rental Rate: \$22.85 /SF/YR

Property Type: Flex

Property Subtype: Light Manufacturing

Building Class: B

Rentable Building Area: 2,494 SF

Year Built: 2025

Rental Rate Mo: \$1.90 /SF/MO

## 1st Floor Ste A

Space Available	1,000 SF
Rental Rate	\$22.85 /SF/YR
Contiguous Area	2,494 SF
Date Available	Now
Service Type	[object Object]
Office Size	100 SF
Space Type	Relet
Space Use	Flex
Lease Term	1 - 3 Years

Modern Live/Work Space. Upper Level - 2 Bed/2 Bath Residential Suite. Large Heated Warehouse/Garage/Shop with office & half bath on ground level. 2,494 sq ft of flexible, high-end use. Rooftop deck overlooking the Bridgers! Right behind Costco. Lease rate - \$4,750/mo. for both spaces that go together totaling 2,949 SF - Gross Lease

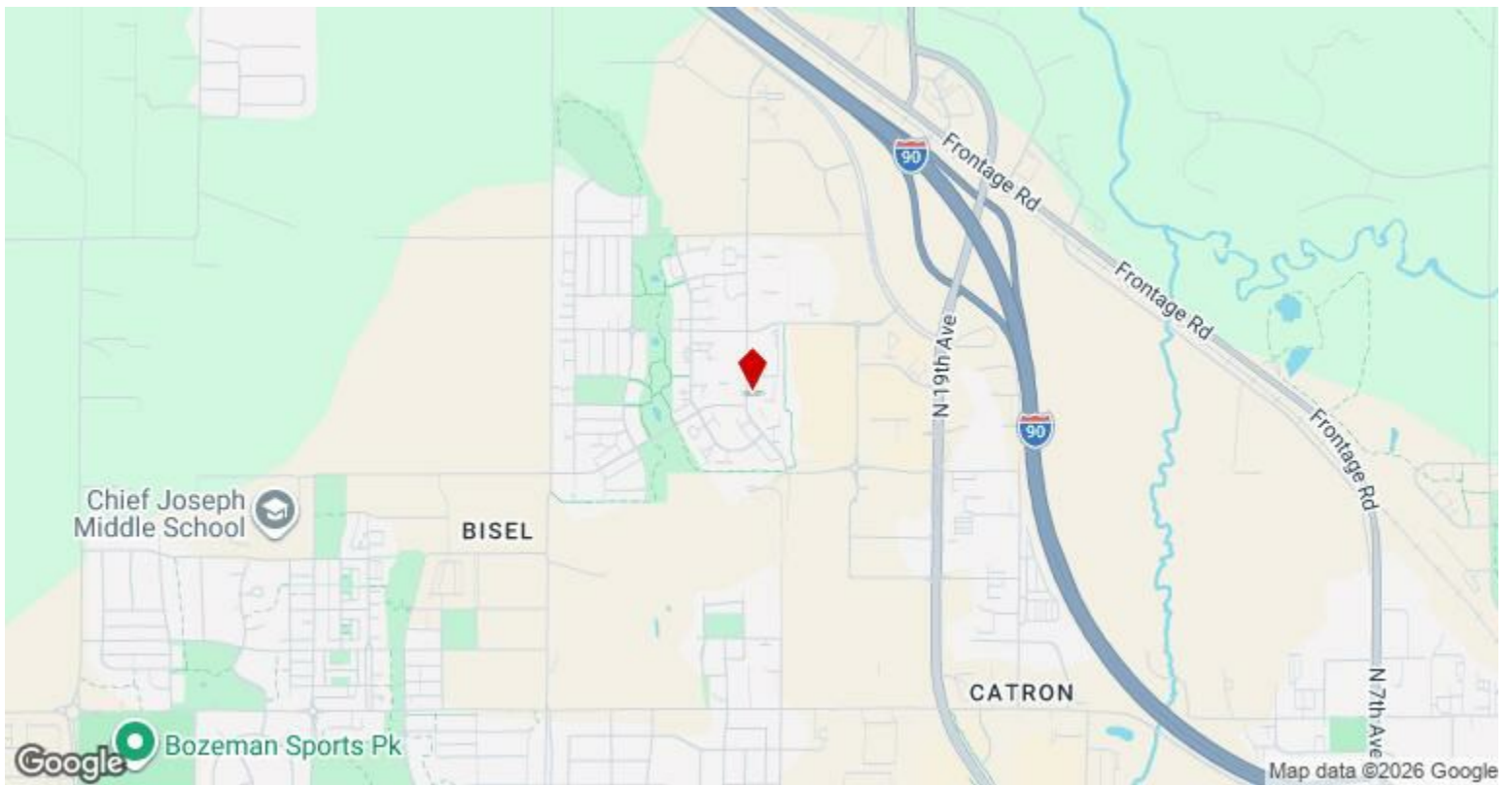
1

## 2nd Floor

Space Available	1,494 SF
Rental Rate	\$22.85 /SF/YR
Contiguous Area	2,494 SF
Date Available	Now
Service Type	[object Object]
Office Size	100 SF
Space Type	Relet
Space Use	Flex
Lease Term	1 - 3 Years

Modern Live/Work Space. Upper Level - 2 Bed/2 Bath Residential Suite. Large Heated Warehouse/Garage/Shop with office & half bath on ground level. 2,494 sq ft of flexible, high-end use. Rooftop deck overlooking the Bridgers! Right behind Costco. Lease rate - \$4,750/mo. Lease rate does not include heat and electricity.

2



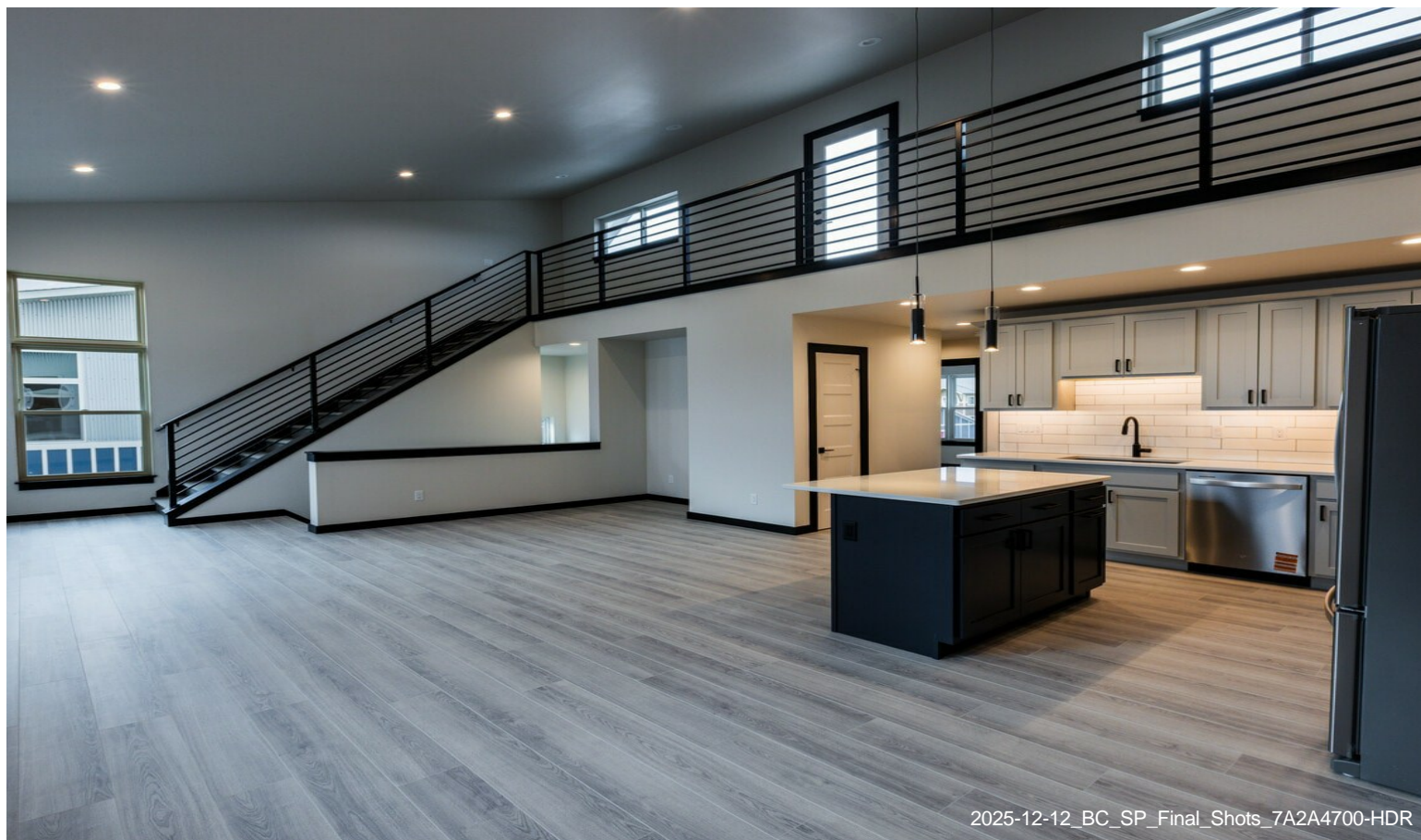
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# Property Photos



# Property Photos



2025-12-12\_BC\_SP\_Final\_Shots\_7A2A4700-HDR



2025-12-12\_BC\_SP\_Final\_Shots\_7A2A4712-HDR

# Property Photos



# Property Photos



2025-12-12\_BC\_SP\_Final\_Shots\_7A2A4778-HDR



2025-12-12\_BC\_SP\_Final\_Shots\_7A2A4781-HDR

# Property Photos



2025-12-12\_BC\_SP\_Final\_Shots\_7A2A4826-HDR



2025-12-12\_BC\_SP\_Final\_Shots\_122210\_0068\_D