



2201 IRON HORSE ROAD

BOZEMAN, MT 59715



PROPERTY DESCRIPTION

Unlock the potential of this prime 27,138 SF lot nestled within Glen Lake Commercial Subdivision. With M1 Zoning (Light Manufacturing) in place, this parcel offers boundless possibilities for development. Positioned at the corner of Griffin and Manley, the property has exceptional visibility in a rapidly evolving area, just moments away from the vibrant Cannery District and Mid-Town. Its proximity to the I-90 interchange guarantees effortless accessibility, making it an ideal destination for businesses seeking convenience and prominence. Notably, the property boasts unparalleled mountain vistas and is conveniently within walking distance of MAP Brewing and Glen Lake, with seamless access to Bozeman's trail system.

PROPERTY HIGHLIGHTS

- M1 Zoning
- Stunning views of the Bridger Range and Glen Lake
- Proximate to Bozeman's finest outdoor recreation

OFFERING SUMMARY

Sale Price:	\$449,000
Lot Size:	27,138 SF

FOR SALE

SUNNY ODEGARD

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