

OFFERING SUMMARY

LIST PRICE: \$495,000

Commercial Lot
TBD Sun Avenue
Livingston MT 59047



INVESTMENT HIGHLIGHTS

- 1.439 Acres
- One of the last commercial lots in Livingston
- Zoned Neighborhood Commercial
- 1 mile from town center
- Visible from Highway 10 on the expanding west end
- Located within 6 minutes of Livingston's three I-90 exits
- Out of the flood plain
- Access to city utilities

Introducing an excellent investment opportunity in Livingston, Montana: TBD Sun Avenue. This 1.439-acre commercial lot is one of the last available in the area, offering immense potential for savvy investors.

Situated just 1 mile from the town center and visible from Highway 10 on the expanding west end, this prime location offers excellent visibility and accessibility. The property is conveniently located within 6 minutes of Livingston's three I-90 exits, making it easily accessible to commuters and travelers.

Zoned as Neighborhood Commercial and situated out of the flood plain, this lot is ready for development. With access to city utilities, the possibilities are endless for businesses looking to establish their presence in this growing community.

Livingston, known as the Gateway City to Yellowstone National Park, offers a vibrant atmosphere with an abundance of outdoor activities, art galleries, restaurants, and microbreweries. Its proximity to Bozeman and Billings airports makes it even more appealing to both locals and tourists alike.

Don't miss out on this rare opportunity to secure a coveted commercial lot in Livingston. Invest in TBD Sun Avenue today and seize the potential for growth and success in this thriving market.

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