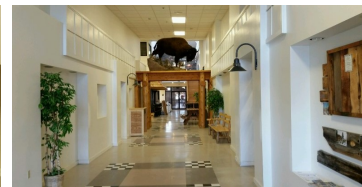
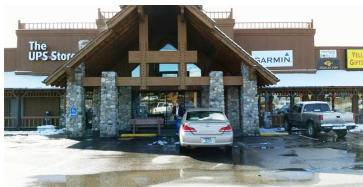


COMMERCIAL BUSINESS

OPPORTUNITY



1106 W PARK STREET LIVINGSTON, MT 59047



LISTING #13562

PRICE: \$3,350,000

DESCRIPTION: The Yellowstone Gateway Mall is a 47,777 square foot multi-tenant retail center in Livingston, MT. The center offers a strong mix of national and local tenants including The UPS Store, Yellowstone Gifts and Sports, Aesthetic Oral Arts, Crust and Crumb Bakery, Pony Express Lube, and Upper Cut Salon. The center is anchored by a newly renovated and expanded Ace Hardware store occupying over 15,000 s.f. with a lease extending through 2024 and additional renewal options through 2034. The leases feature rental increases of up to 10% and staggered lease expirations providing investors a strong and stable return. Expenses are shared between tenants, neighboring Shopko and landlord. Current vacancy of 10,500 s.f. provides tremendous upside potential as 20115 CAP rates approached 4%. The property is projected to CAP at 6.5% when fully leased—before scheduled rate increases take effect.

DIRECTIONS: Take Park Street exit from Interstate 90 west to the property on right.

ANDREW WESTLAKE

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