

# LIVINGSTON MIXED-USE

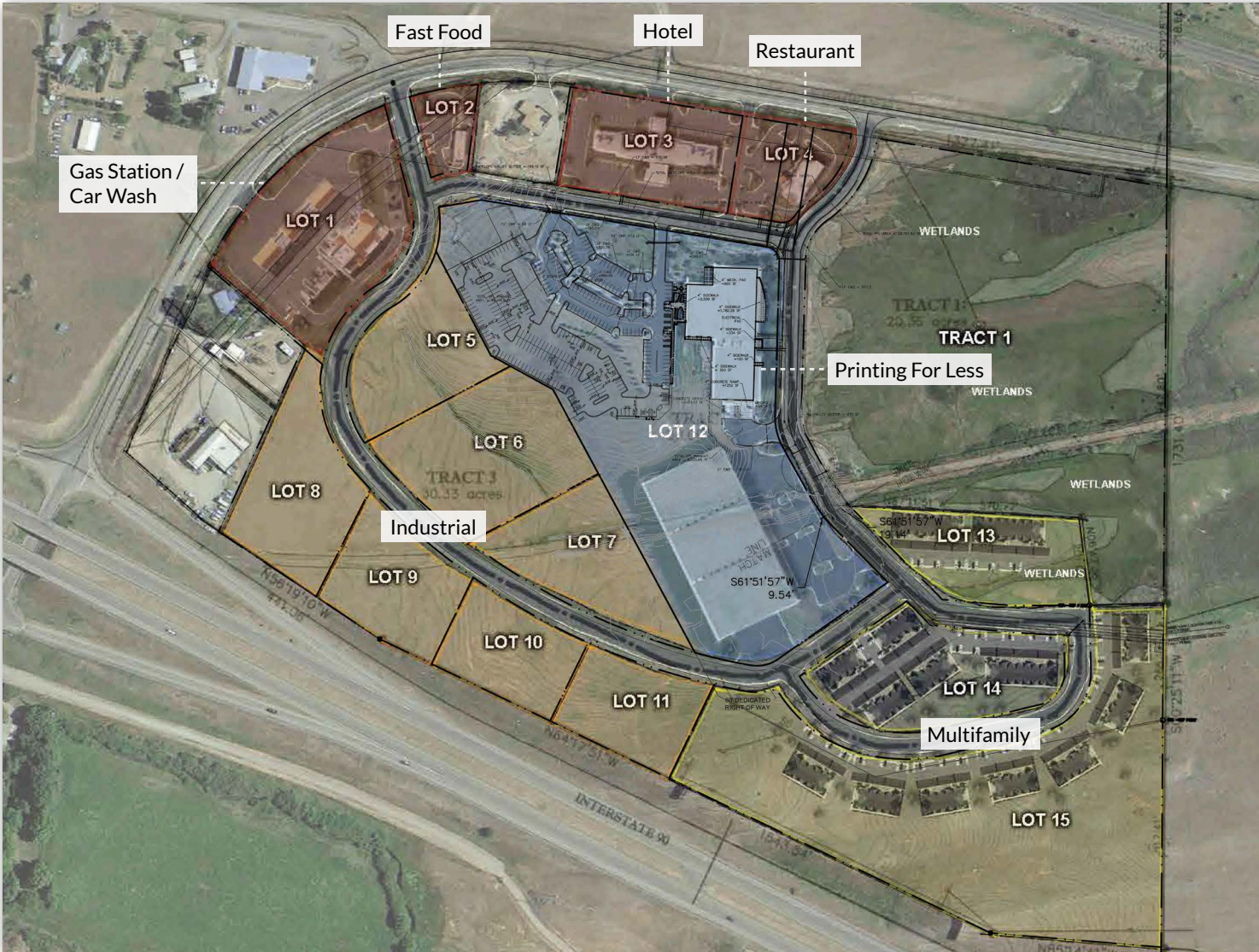
100 PFL WAY | LIVINGSTON, MT 59047

30+ ACRE MIXED USE DEVELOPMENT

## AREA TENANTS



Printing For Less



## PROPERTY INFORMATION

- Great highway exposure with easy access to Livingston, Bozeman, Yellowstone
- Minutes to Downtown Livingston
- Beautiful, unobstructed views of Paradise Valley Mountain Range
- Available pad sites, residential, hotel sites, retail spaces and restaurant
- 30+ acre mixed use development
- Located adjacent to PFL.com, one of Montana's largest employers.

## SPACE DETAILS

- Pad sites available for multiple uses
- Extremely flexible Highway Commercial Zoning
- Directly adjacent to I-90 Exit Ramp (Exit 330)
- Fully annexed into the City of Livingston
- City of Livingston Water and Sewer
- Residential, Hotel, Restaurant, Retail, Gas, Industrial
- 55 miles to Yellowstone National Park



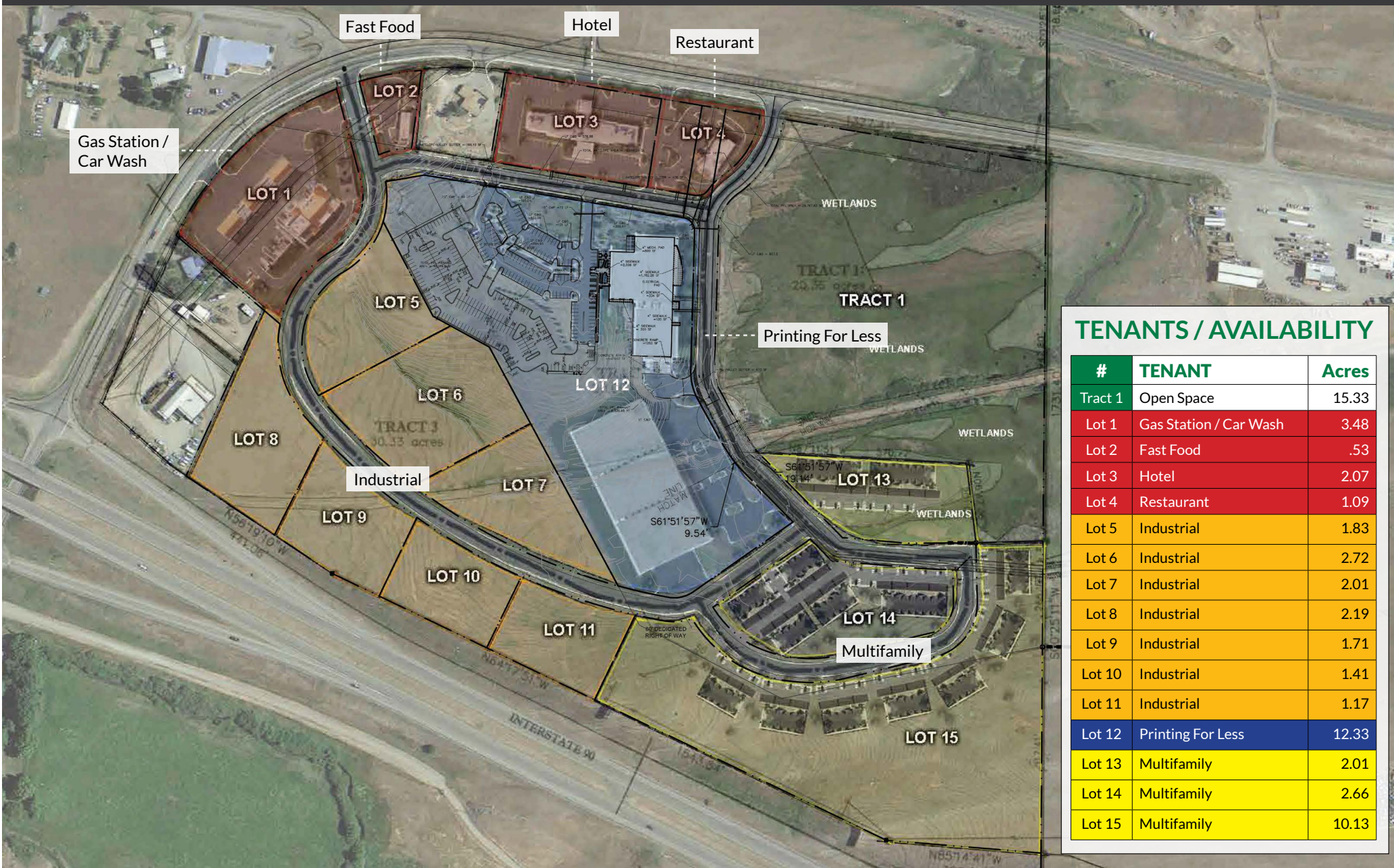
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FOR MORE INFORMATION CONTACT:

ADAM FRIEDMAN | 406.219.0838 | [adam@chartweb.com](mailto:adam@chartweb.com)

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## TENANTS / AVAILABILITY

#	TENANT	Acres
Tract 1	Open Space	15.33
Lot 1	Gas Station / Car Wash	3.48
Lot 2	Fast Food	.53
Lot 3	Hotel	2.07
Lot 4	Restaurant	1.09
Lot 5	Industrial	1.83
Lot 6	Industrial	2.72
Lot 7	Industrial	2.01
Lot 8	Industrial	2.19
Lot 9	Industrial	1.71
Lot 10	Industrial	1.41
Lot 11	Industrial	1.17
Lot 12	Printing For Less	12.33
Lot 13	Multifamily	2.01
Lot 14	Multifamily	2.66
Lot 15	Multifamily	10.13

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