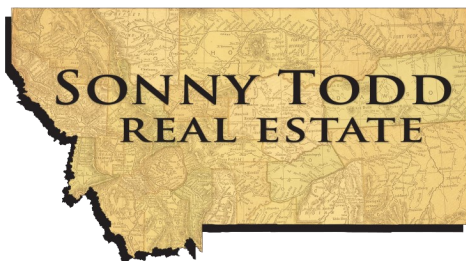




## 21 Bramble Street

**\$435,000**

A Great investment opportunity centrally located in the growing town of Big Timber. Zoned Manufacturing and Industrial this 43,126 sq. ft. lot is a blank canvas for the astute investor. There is an existing lease with an outstanding tenant in place for the 2,000 sq. ft. building. The 40 X 80 Metal building is used for storage now and has an 20 X 40 space that is finished on the street side of the building. Many opportunities with this offering!



Offered Exclusively By:  
**Sonny Todd Real Estate**  
 301 West First Avenue, PO Box 828  
 Big Timber, Montana 59011  
 Office: (406) 932-1031



Logan Todd  
 (406) 930-3673



Rear of boot building



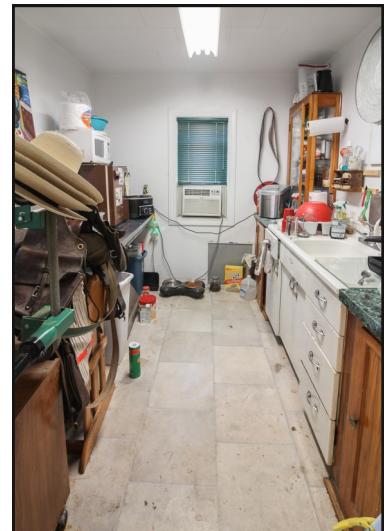
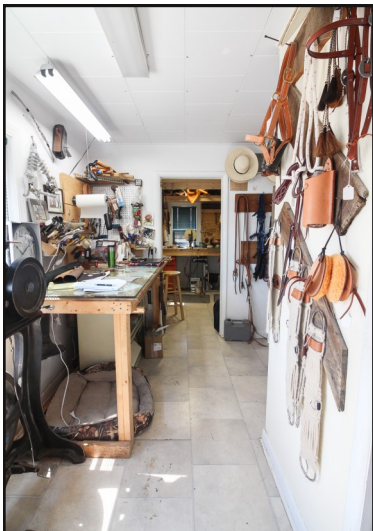
Rear of Metal Building



Front of Metal Building

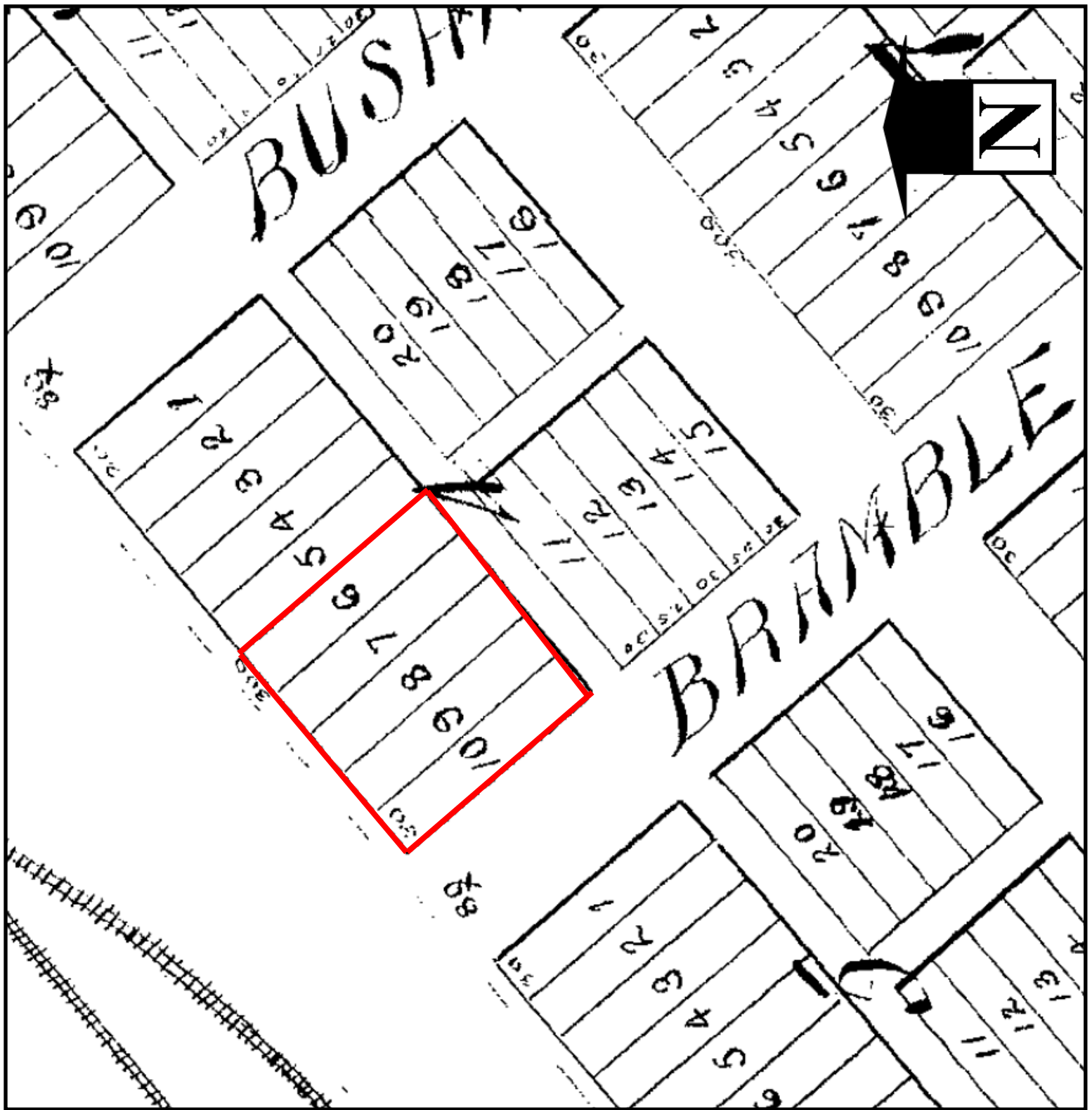


- 2,000 sq. ft. building with garage in rear.
- 40' X 80' metal building
- Great investment opportunity
- Taxes: \$1,470
- Large storage space with lots of parking
- 1 lease already in place.
- Zoned Manufacturing & Industrial



**Notice:** The data contained herein was obtained from the owner and other sources deemed reliable, but is not guaranteed by agents. Prospective purchasers are advised to examine the facts to their own satisfaction. This offering is subject to change of price and terms, lease, prior sale or withdrawal from the market, without notice.





Legal Description :

BIG TIMBER ORIGINAL TOWNSITE, S14, T01 N, R14 E, BLOCK 004, Lot 006, LOTS 6 TO 10



