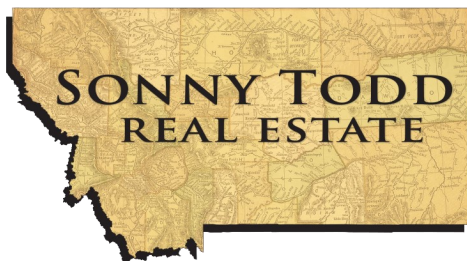




101 Busha Street

\$299,000

A great investment and development opportunity centrally located on the busiest intersection in Big Timber. There are five city lots in this offering, zoned 'Highway Business'. The property has two city water taps in place along with 2 sewer taps and two gas taps. There is one power meter on the lot that is still usable if so desired. A full list of allowed uses per city zoning can be found on our website or on the city website. Don't wait around, this blank canvas won't last long!



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



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 018, Lot 006, LTS 6 7;

BIG TIMBER ORIGINAL TOWNSITE, S14, T01 N, R14 E, BLOCK 018, Lot 008, LTS 8-10



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CHAPTER 9

HB HIGHWAY BUSINESS DISTRICT

SECTION:

- 11-9-1: Intent
- 11-9-2: Permitted Uses
- 11-9-3: Permitted Conditional Uses
- 11-9-4: Lot Area and Width
- 11-9-5: Lot Coverage and Floor Area
- 11-9-6: Yards
- 11-9-7: Building Height
- 11-9-8: Off-Street Parking
- 11-9-9: Off-Street Loading
- 11-9-10: Landscaping
- 11-9-11: Subject to Supplemental Regulations
- 11-9-12: Signs

11-9-1: **INTENT:** This district is intended to accommodate a broad range of retail and service functions especially those operations that benefit from access to the U.S. Highway 10, U.S. Highway 191, and Interstate 90. (Ord. 454, 6-19-2000)

11-9-2: **PERMITTED USES:**

1. Accessory uses
2. Parks and playgrounds
3. Public buildings and uses
4. Antique shops
5. Art and music supply stores
6. Automobile body shops
7. Automobile service and repair
8. Bakeries
9. Barber and beauty shops
10. Bars, taverns and cocktail lounges
11. Bowling alleys
12. Building equipment and materials retail (Ord. 461, 7-16-2003)
13. Cabinet shops
14. Car dealers
15. Car washes

16. Clinics and hospitals
17. Equipment sales and service
18. Financial institutions
19. Florists, nurseries, greenhouses
20. Food and drug stores
21. Frozen food storage and locker rental
22. Furniture stores
23. Gift shops
24. Hardware stores
25. Hotels and motels
26. Insurance agencies
27. Jewelry stores
28. Laundromats and dry cleaning establishments
29. Liquor stores
30. Mortuaries
31. Museums, libraries, galleries
32. Newspaper and printing offices
33. Paint shops
34. Parking lots
35. Post offices
36. Professional and business offices
37. Real estate offices
38. Rental storage units
39. Repair services for small consumer items
40. Research and development institutions
41. Restaurants, cafes and drive-in eating establishments
42. Second hand stores
43. Signs
44. Sporting goods stores
45. Taxidermy
46. Temporary buildings for and during construction only
47. Theaters
48. Vehicle and boat sales, showrooms and service areas
49. Veterinary clinics - small animal hospitals
50. Wholesale outlets
51. Woodworking shops (Ord. 454, 6-19-2000)

11-9-3: **CONDITIONAL USES:**

- 1. Amusement and recreation facilities
- 2. Casinos
- 3. Metalworking shops
- 4. Recreation vehicle parks
- 5. Retail uses in addition to those permitted.
- 6. Shopping centers
- 7. Transportation and utility stations
- 8. Temporary commercial uses.
- 9. Warehousing and enclosed storage
- 10. Outside Storage (Ord. 461, 7-16-2003))
- 11. Contractor’s yard (Ord. 461, 7-16-2003)
- 12. Seasonal Employee Housing (Ord. 461, 7-16-2003)

11-9-4: **LOT AREA AND WIDTH:** Lot area for this district shall not be less than 6,300 sq. feet, and no lot width shall be less than 45 feet. (Ord. 454, 6-19-2000)

11-9-5: **LOT COVERAGE:** The principal and accessory buildings may occupy the entire lot, exclusive of required yards and parking. (Ord. 454, 6-19-2000)

11-9-6: **YARDS:** Every lot shall have the following minimum yard: (Ord. 454, 6-19-2000)

- Front yard** 20 feet
- Rear yard** 10 feet
- Side yards** 8 feet on each side

11-9-7: **BUILDING HEIGHT:** Maximum building height in this district shall be 30 feet. (Ord. 454, 6-19-2000)

11-9-8: **OFF-STREET PARKING:** Off-street parking shall be provided in accordance with Chapter 20 of this title. (Ord. 454, 6-19-2000)

11-9-9: **OFF-STREET LOADING:** Off-street loading shall be provided in accordance with Chapter 21 of this title. (Ord. 454, 6-19-2000)

11-9-10: **LANDSCAPING:** Not less than 75% of all required yards and side yards on abutting streets or avenues on improved lots shall be landscaped with the exception of parking lots. (Ord. 454, 6-19-2000)

11-9-11

11-9-12

11-9-11: **SUBJECT TO SUPPLEMENTAL REGULATIONS:** All principal and accessory buildings and principal and accessory uses are subject to the supplemental regulations provided in Chapter 14 of this title. (Ord. 454, 6-19-2000)

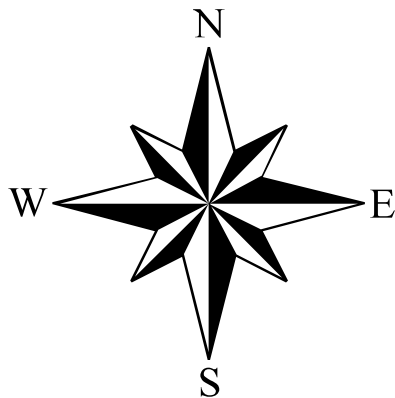
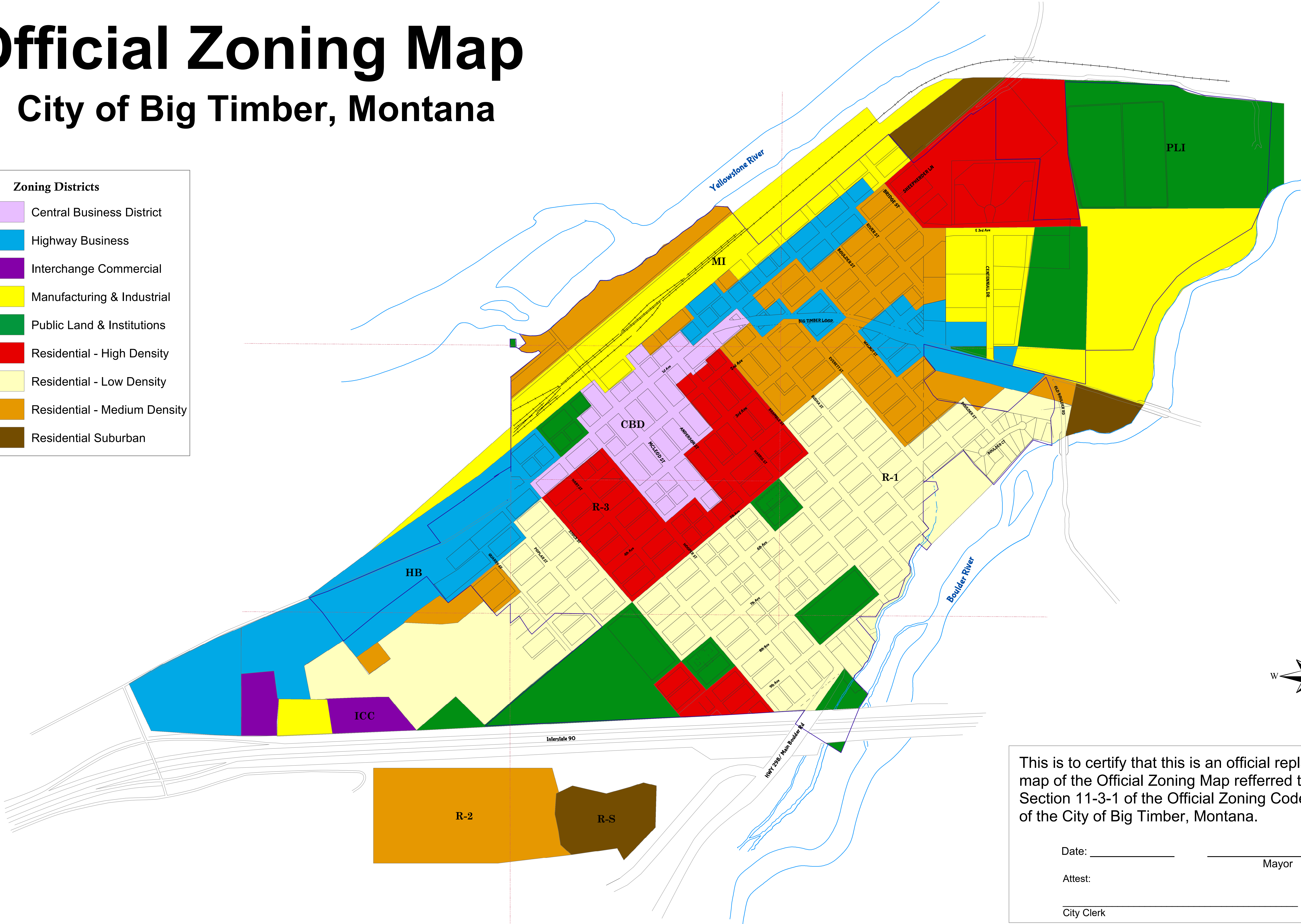
11-9-12: **SIGNS:** See Chapter 25 of this title. (Ord. 461, 7-16-2003)

Official Zoning Map

City of Big Timber, Montana

Zoning Districts

- Central Business District
- Highway Business
- Interchange Commercial
- Manufacturing & Industrial
- Public Land & Institutions
- Residential - High Density
- Residential - Low Density
- Residential - Medium Density
- Residential Suburban



This is to certify that this is an official replacement map of the Official Zoning Map referred to in Section 11-3-1 of the Official Zoning Code of the City of Big Timber, Montana.

Date: _____ Mayor

Attest: _____

City Clerk