

\$4,605,000 - 210 Aviation Lane, Belgrade

MLS® #30054883

\$4,605,000

Bedroom, Bathroom, 7,000 sqft

Commercial Sale

N/A, Belgrade, MT

Situated at the heart of Montana's most dynamic airport, this stunning 14,000 SQFT commercial hangar at Bozeman Yellowstone International Airport is a rare gem. Offering an expansive 11,900 SQFT of hangar space complemented by 2,100 SQFT of premium office accommodations. The hangar features two impressive doors—90' x 28' and 66' x 16' 6"—with an open, internally connected layout, ideal for a variety of aviation uses and 3 phase power carts. Currently operated as a flight school, charter service, and aircraft maintenance/management facility, this is the only hangar for sale in Bozeman that meets commercial standards including public access to the front entrance. Situated on leased land, the buyer will assume the terms of the existing lease or negotiate a long-term, 20-year lease directly with the Bozeman Airport Authority, to be executed at closing. This exceptional property represents a rare opportunity to own a state-of-the-art aviation facility in one of the most sought-after regions. The office space includes a reception area, two well-appointed bathrooms, and four executive offices with expansive windows, plus two additional offices.

Built in 2018

Essential Information

MLS® #	30054883
Price	\$4,605,000



Square Footage	7,000
Year Built	2018
Type	Commercial Sale
Sub-Type	Building
Status	Active

Community Information

Address	210 Aviation Lane
Subdivision	N/A
City	Belgrade
County	Gallatin
State	MT
Zip Code	59714

Interior

Heating	Radiant Floor, Radiant Ceiling
Cooling	Central Air

Exterior

Foundation	See Remarks
------------	-------------

Additional Information

Date Listed	August 5th, 2025
-------------	------------------