

Rogge's Corner



Offered By:

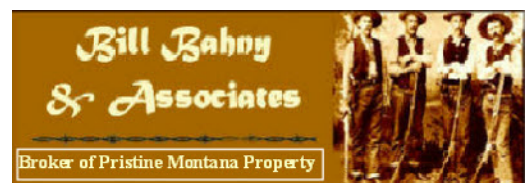
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Location: Where Highway 59 that goes south of Miles City and Highway 212 that comes east from Interstate 90 meet in a V. Property has 14.87 acres and is called Rogge's Corner.

The property is fairly flat and has 750 ft. frontage on Highway 212 and 800 ft. frontage on Highway 59.



The Montana State traffic count is 2120 with 450 of that being commercial trucks for the year 2009. There is a large number of semis using Highway 212 north as no permit is required to pass through Wyoming, so trucks do not

have to pay or stop in Wyoming.

212 is also a shortcut between Mount Rushmore area and Yellowstone Park as well as Glacier Park.



All of 212 through Montana has been rebuilt in the last 5 years and is in excellent shape, resulting in more RV's using this route also.

This property could be used for commercial investment or individual use.

\$200,000





