

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger
BROKER / OWNER
406.581.7504

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



315 N Tracy Avenue, Bozeman MT 59715

\$1,447,242

Acres: ±

MLS#: 366679

DELGER
— REAL ESTATE —
BOZEMAN MONTANA

DelgerRealEstate.com

MLS
Information deemed reliable,
but not guaranteed

INTRODUCTION

The Henry is a proposed 6-story, luxury residential for sale development in the heart of downtown Bozeman, Montana. Totalling 44 condominiums, the project is 3 blocks from Main Street at the southwest corner of Tracy Avenue and Villard Street. The Henry is positioned to be the most sought-after residential property in Bozeman, given its location, amenities, design and views. Within walking distance to over 100 restaurants, bars, coffee shops, retail stores and entertainment venues, The Henry is the ideal residence for those looking for a maintenance free lifestyle and all the design amenities they expect in a luxury residence.

THE HENRY

LEVELS 2-5



THE HENRY

BIG SKY
All floor plans, specs, are
dimensions are approximate and
subject to change

HBP | 111 WEST LAMME ST.
SUITE 101
BOZEMAN, MT 59715
HBPARTNERS.COM

FEATURES

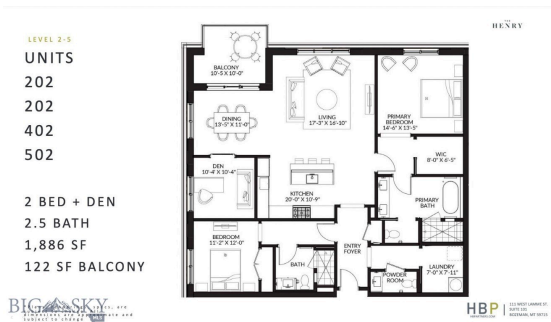
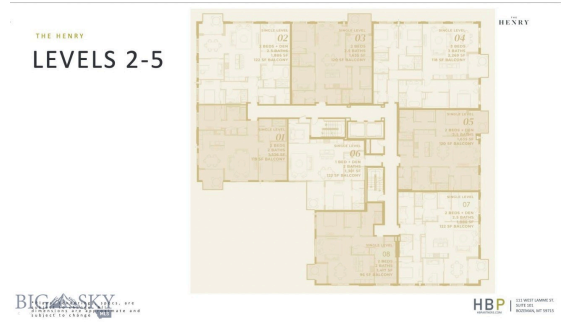
| | | | |
|------------------------|--|-------------------------|--|
| Status: | Pending | Year Built: | 2024 |
| Type: | Residential | Beds: | 2 |
| Sub Type: | Condominium | Baths: | 3 |
| Water Features: | None | Appliances: | Dishwasher, Disposal, Microwave, Range, Refrigerator |
| Listing Date: | 2022-01-29 | Heating/Cooling: | Electric ForcedAir WallWindowUnits |
| Listing Agent: | Jason Basye of Bozeman Real Estate Group | | |

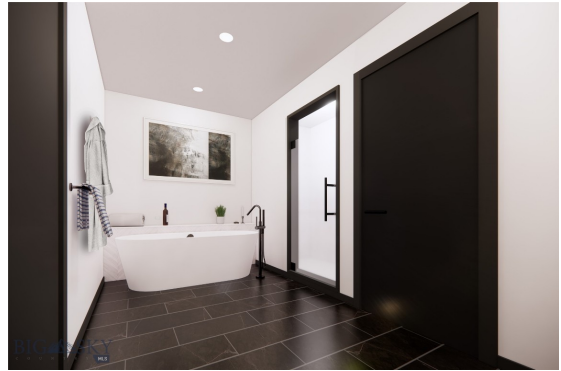
LOCATION

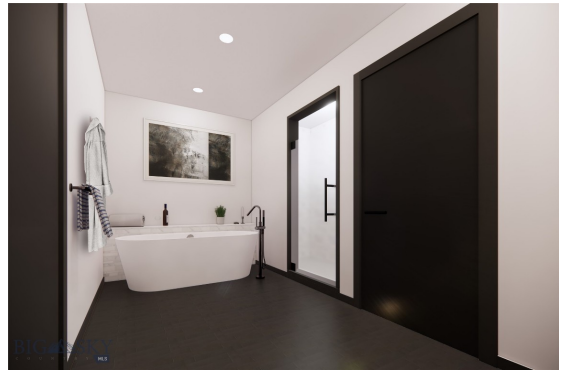


Address: 315 N Tracy Avenue, Bozeman MT 59715

PHOTOS









THE HENRY

INTRODUCTION

The Henry is a part of the dynamic North Central Master Plan. This plan is comprised of four city blocks and five acres of mixed-use development opportunity. The project received City of Bozeman Site Plan approval and is expected to start construction in spring 2022 and completion spring / summer 2024.

HBP | 501 WEST GARDEN ST. SUITE 200 | BOZEMAN, MT 59717

DOWNTOWN BOZEMAN

3 BLOCKS
To vibrant main street, lined with 100+ restaurants, shops & entertainment venues.

15 MINUTES
To world-class outdoor recreation

1.5 MILES
To world-class outdoor recreation

2 MILES
Bozeman Health Deaconess Hospital

1.5 MILES
Montana State University

15 MINUTES
To **Bozeman** Yellowstone International Airport

LOCAL AMENITIES

- OPEN SPACE**
 - Central Park
 - Bozell Park
 - Conrad Park
 - Sawtooth Park
 - Walden Park
- ARTS & CULTURE**
 - Emerson Center
 - Bozeman Public Library
 - Bozeman Symphony
 - Bozeman Theater
 - Bozeman Museum
 - Bozeman Art Center
 - Bozeman Music Center
 - Bozeman Cultural Center
 - Bozeman Theater
- RESTAURANTS**
 - Bozeman
 - Bozeman
 - Bozeman
 - Bozeman
 - Bozeman
 - Bozeman
 - Bozeman
 - Bozeman
- HOTELS**
 - The Lodge
 - Bozeman
 - Bozeman
 - Bozeman
- CIVIC & TRANSPORTATION**
 - Bozeman
 - Bozeman
 - Bozeman
 - Bozeman
- OTHER HBP PROJECTS**
 - Block 1
 - Block 2
 - Block 3
 - Block 4

HBP

PROJECT SUMMARY

LOCATION

The Henry is located at the southwest corner of Willard Street and Tracy Avenue in the heart of Downtown Bozeman. The project is conveniently located three blocks from Main Street and is an easy walk to numerous restaurants, retail shops, bars, coffee shops, theaters, and businesses. A unique aspect of The Henry is its location and adjacent residential zoning districts. Located at the far northeast corner of Bozeman's B-3 zoning district, the land to its north and east are two story residential zoning, thereby providing unprecedented views.





BOZEMAN LIFESTYLE™



Bozeman lifestyle is considered one of the most appealing in the West. Bozeman is routinely ranked as one of the best places to live, best places to retire, best place to raise a kid, best place to visit, best ski town, and best college town. Big Sky Resort is also frequently recognized as one of the world's best ski resorts, most affordable ski resort, and best ski resort for families.

Bozeman is known for its friendly people, sense of community, excellent schools and quality of life. The town has a western charm and a relaxed attitude. The Bozeman Quality Of Life index rates very well due to access to Outdoor Recreation, Amusement, Culture, Education, Medical, Religion, Restaurants and Weather. Bozeman has the cultural amenities of a local symphony and ballet, an energetic downtown restaurant and art scene, and the vibrancy of a college community. Located 16 miles north of Bozeman in the Bridger Canyon area is Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955. Big Sky Resort is less than an hour away and is also frequently recognized as one of the world's best ski resorts, most affordable ski resort, and best ski resort for families.

When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

A world class destination for fly fishing, Bozeman is home to the world's most famous Blue Ribbon fly fishing rivers, spring creeks and lakes on Earth. The Yellowstone, Madison, Gallatin, Jefferson, Beaverhead, and Missouri rivers are all nearby.

Bozeman has 60 miles of "Main Street To Mountains" trail system in town, surrounded by 6.9 million acres of public land.

GALLATIN COUNTY

Located in a sweeping valley in the heart of the Rocky Mountains, Gallatin County is the most populated and fastest growing county in scenic southwest Montana. Gallatin Valley has a rich history. Native Americans referred to this area as the "Valley of Flowers". The name seems appropriate because of the great variety of wild flowers found on the mountainsides as well as in the valley. Gallatin Valley derives its name from the Gallatin River, one of the forks of the Missouri river that rises in Yellowstone Park. The Gallatin river, Jefferson river, and Madison river all merge at the town of Three Forks to form the Missouri River. Lewis and Clark named the rivers on their famous expedition to this part of the world in 1805.



There are approximately 1,682,048 acres (2,500 square miles) in Gallatin County including over 16,500 acres in surface water. Approximately 800,000 acres in Gallatin County are owned by the public and managed by several local and national agencies including the Bureau of Land Management, U.S. Forest Service, National Park Service, Montana Fish Wildlife & Parks, Montana Department of Transportation, Department of Natural Resources & Conservation and various local governments. The U.S. Forest Service is the largest land holder in Gallatin

County, currently managing over 665,000 acres. In addition to the Forest Service, various state departments manage approximately 61,000 acres. The Bureau of Land Management holds just over 9,000 acres and an additional 1,600 acres belongs to local governments. On the southern edge of Gallatin County is Yellowstone National Park. Yellowstone National Park is one of the world's primary wildlife preserves and has the greatest concentration of geysers and hot springs in America. Yellowstone National Park is 2,219,789 acres in size (Larger than Rhode Island and Delaware combined). Over 97,600 acres of Yellowstone National Park is located within Gallatin County.

LUXURY REAL ESTATE EXPERT

Delger Real Estate sold over \$155 Million in Real Estate in 2016-2023. Recognized experts in Internet Marketing and Technology, Delger Real Estate are able to generate maximum exposure for their real estate listings. The result: according to ListHub, Delger Real Estate listings outperform 98% of the market. We encourage you to contact Craig to learn more about real estate in Bozeman and the surrounding areas.

POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

v1.01-2024-07-26