



THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

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725 E Cottonwood Street & 704 Front Street,
Bozeman MT 59715

\$2,500,000
Acres: ± 0.43
MLS#: 381352

INTRODUCTION

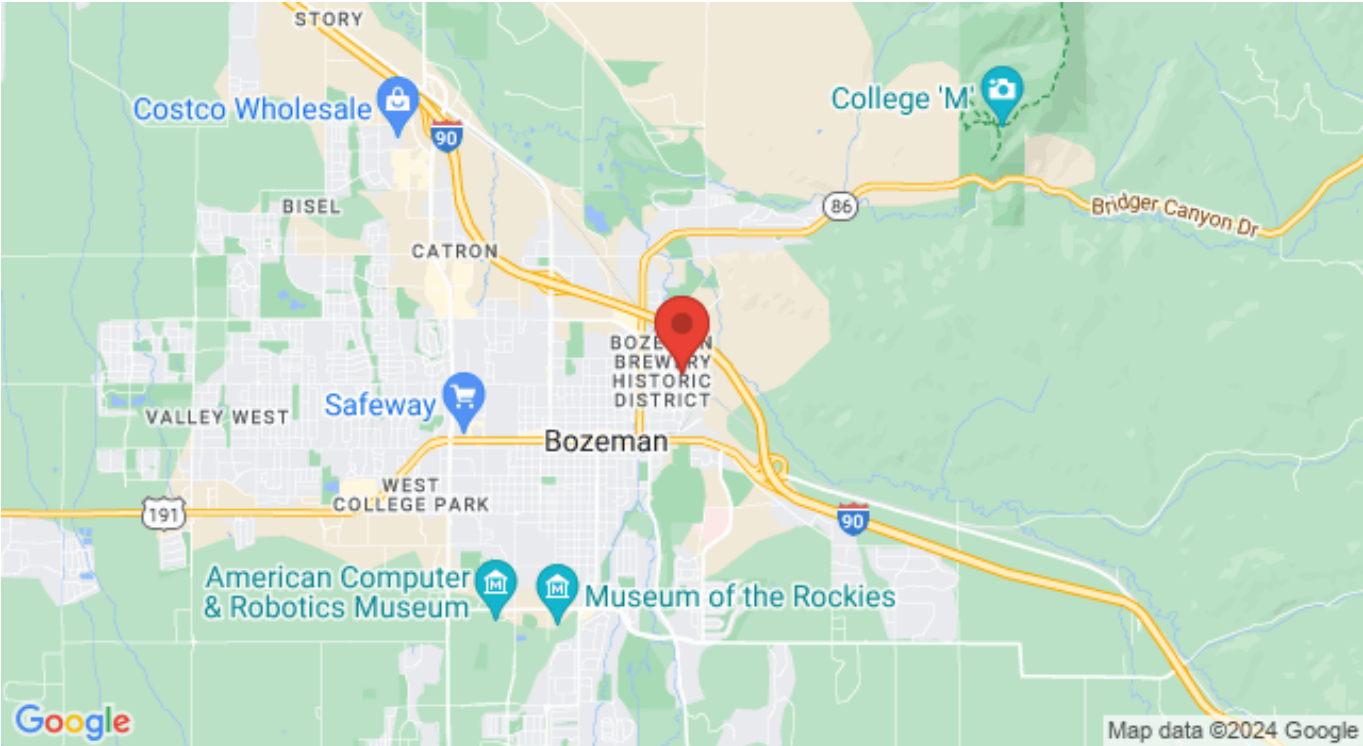
Great investment potential at two contiguous, separately deeded parcels in northeast Mill District, the hip, high growth area of Bozeman where a tremendous number of existing and proposed multimillion dollar redevelopment projects are underway. 1 block from Wild Crumb Bakery, Treeline Coffee, Finks Deli and the Wildlands residences as well as nearby proposed redevelopments which include the Bronkens/Cloverleaf project, Wallace Works, N. Ida/East Cottonwood redevelopment and Block 104. Unobstructed views of the Bridgers from the east sides of both lots. The site is held in two adjacent deeded parcels totaling +/- 18,600 sf with frontage along both E.Cottonwood and Front Streets. The +/- 7,188 north lot (704/704.5 Front St.) contains a +/- 3400 sf 1890s railway warehouse which has been converted into duplex residential housing comprised of two recently renovated (2021/2022) 4 bed/1 bath +/-1700 sf units with high ceilings. Each currently rented for \$2,600/mo. Extra parking area. The north parcel residences have the potential to be utilized to fulfill workforce housing obligations. The south parcel of +/- 11,500 sf (725 E. Cottonwood) contains +/- 4,875 sf storage warehouse, rented at below mkt. rates for \$1500/mo. The south warehouse is situated at the center of the potential future connection point between the east portion of East Cottonwood Road and the original Front St. The City's Transportation Plan calls for reconnecting and upgrading the extension of East Cottonwood into Front St. for roadway, walking/biking paths, etc. It is also the point of interconnection for sewer, water and other utilities serving the east side of the Mill District. Both parcels are zoned as NEHMU (northeast historic mixed use) which allows for residential, commercial, retail and bar/restaurant uses as well as ADUs. Zoning rights are granted to each individual parcel. Also, two deeded lots offer the ability to use property line adjustments (or easements) to allocate lot sizes between the north and south lots. Tremendous opportunity for the redevelopment of the entire 18,600 sf site with commercial/residential mixed use plus parking. The existing historic warehouse building on the north lot could also be renovated for retail, commercial or office. This site would also be a great location for a potential restaurant or brewery on the north parcel with parking on the 60wide south warehouse.



FEATURES

Status:	Active	Year Built:	1895
Type:	ResidentialIncome	Appliances:	Range, Refrigerator, Dryer, Washer
Sub Type:	Duplex	Heating/Cooling:	Baseboard Electric None
Acres:	± 0.43		
Water Features:	None		
Listing Date:	2023-04-11		
Listing Agent:	Denise Andres of Berkshire Hathaway - Bozeman		

LOCATION



Address: 725 E Cottonwood Street & 704 Front Street, Bozeman MT 59715

PHOTOS













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.

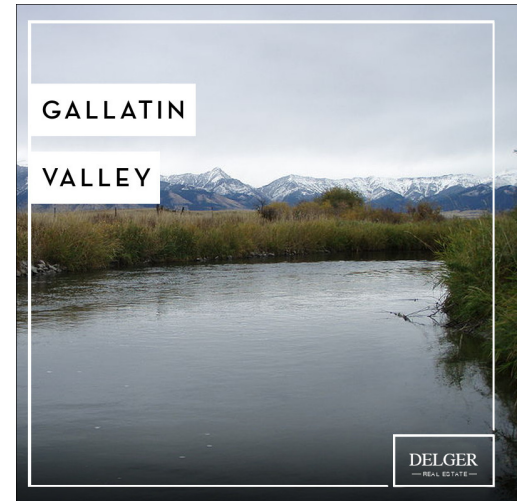
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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.

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LOCAL EXPERTISE*



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