

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger
BROKER / OWNER
406.581.7504

THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



724 N 22nd, Bozeman MT 59718

\$919,700

Acres: ± 0.2755

MLS#: 389561

INTRODUCTION

Welcome to 724 North 22nd Street, a charming triplex nestled in the heart of Bozeman, Montana. This well-maintained property offers an exceptional opportunity for investors or owner-occupants seeking rental income potential in a desirable location. Nestled in the vibrant community of Bozeman, Montana, 724 North 22nd Street offers residents easy access to nearby shopping, recreation and attractions. Whether it's exploring the scenic trails of the Bridger Mountains or enjoying the local dining and entertainment scene, this location offers the best of Bozeman living. The newly remodeled upstairs unit includes new paint, flooring, countertops & Backsplashes, LG Appliances, select windows, lighting, electrical upgrades and more. Don't miss this move-in-ready investment! This tri-plex offers a common 221 Square foot laundry area, a total gross square footage of 3,457, fenced yards, and ample private deck/balcony space for entertaining. Located in a quiet neighborhood, this is an ideal rental property. 1,074 Square Foot - 2 Bedroom, 1 Bathroom - Unit A, 081 Square Foot - 2 Bedroom, 1 Bathroom - Unit B, 081 Square Foot - 2 Bedroom, 1 Bathroom - Unit C. Abundant natural light beams into each unit, and the layout provides ample unit privacy. Unit A features two built-in queen-size Murphy Beds for additional guests. Unit B provides second-floor living with a large balcony porch, as well as large living room and bedroom windows. Unit C has great natural light, with an open-concept floor plan to optimize occupant use. The 269 Square foot, one car garage is currently used with Unit A. Additionally, all units have access to private yard spaces, providing each occupant with plenty of privacy to entertain and enjoy the large .28 acre lot. Don't miss out on this incredible opportunity to own a triplex in one of Bozeman's most sought-after neighborhoods. Schedule your showing today! This triplex presents a fantastic investment opportunity with a strong rental history and potential for increased cash flow. Listed in Multi-Family (MLS #389534), and Single Family (MLS #389561)

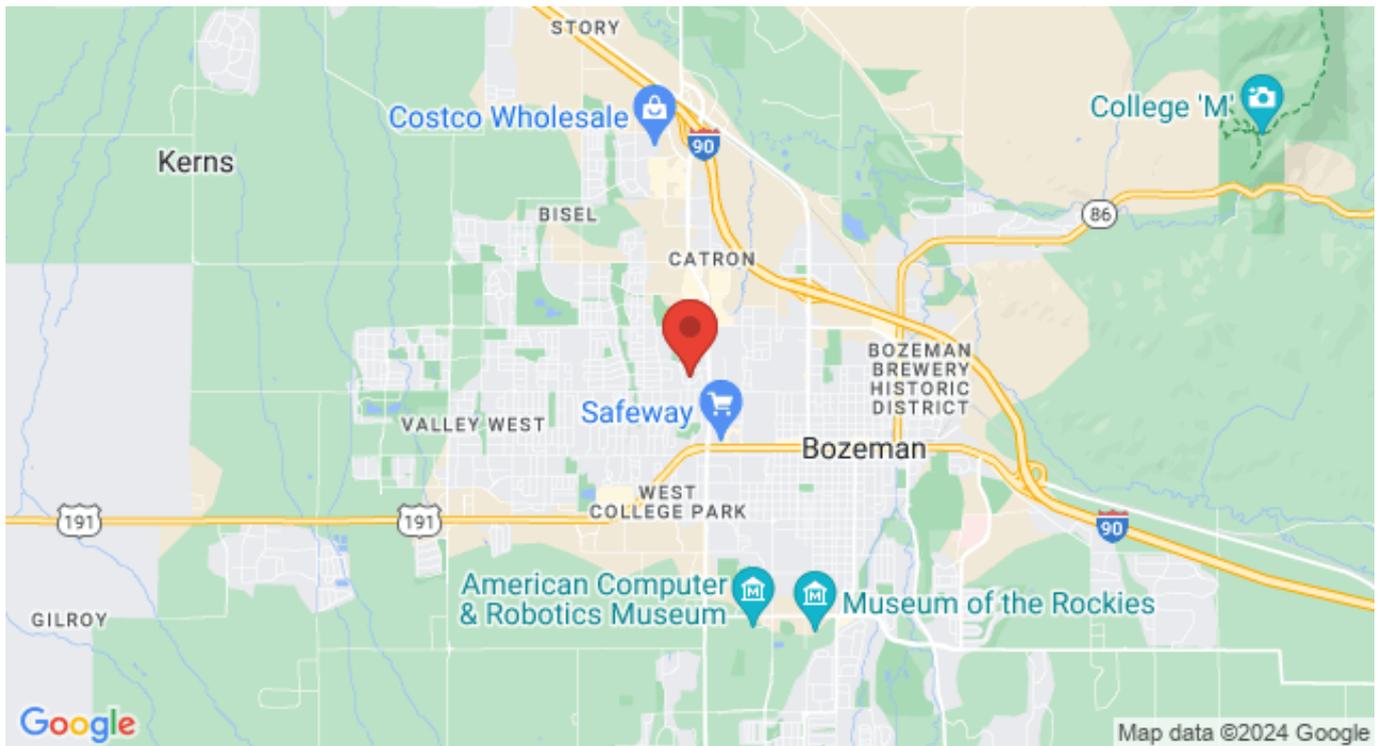


FEATURES

Status:	Contingent
Type:	Residential
Sub Type:	Single Family
Acres:	± 0.2755
Water Features:	None
Listing Date:	2024-02-08
Listing Agent:	John Stiles of Montana Life Real Estate

Year Built:	1991
Beds:	6
Baths:	3
Heating/Cooling:	Baseboard WallWindowUnits

LOCATION



Address: 724 N 22nd, Bozeman MT 59718

PHOTOS











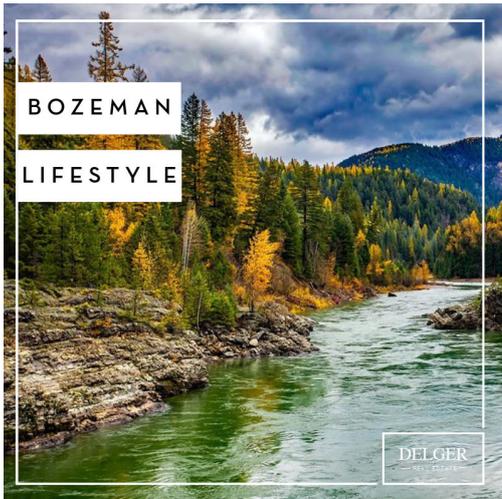








BOZEMAN LIFESTYLE™



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.

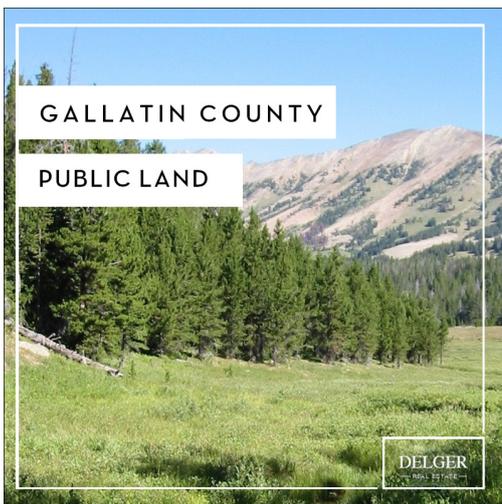
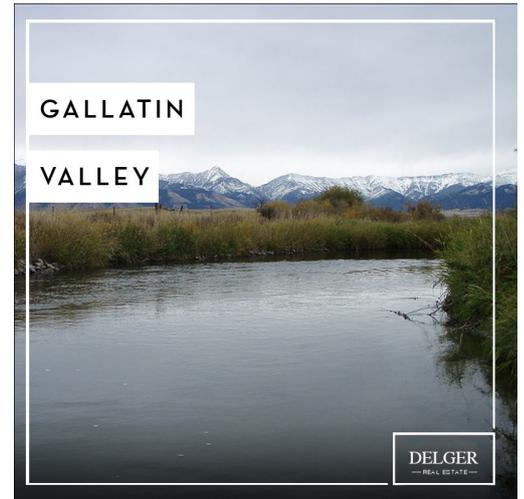
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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.

BOZEMAN 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

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