

DELGER
— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger
BROKER / OWNER
406.581.7504

THIS BROCHURE PROVIDED BY CRAIG DELGER - LIVINGSTON REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



2163 E River Road, Livingston MT 59047

\$875,000

Acres: ± 1.83

MLS#: 394080

DELGER
— REAL ESTATE —
BOZEMAN MONTANA

DelgerRealEstate.com

MLS AND REALTOR LOGO REQUIRED
MLS  
Information deemed reliable,
but not guaranteed

INTRODUCTION

Wonderful and well-located Paradise Valley duplex and flex-use property with mountain views. Turn-key investment property or business location that has been used as an art studio, research facility, or recreation outpost. No covenants. Situated close to Livingston on East River Road between Pine Creek and Emigrant in an area known for both iconic businesses and luxury homesteads. Great access to Livingston, Crazy mountains, Absaroka-Beartooth wilderness area, Gardiner, Chico Hot Springs, Sage Lodge, and Yellowstone National Park. Two unit dwelling with 2 car garage, 2 sheds, a greenhouse and a separate pad site used previously for another residence. Two separate private wells, one recently added to the property, provide ample water. The garage features a recently-added full bathroom for convenience and/or shared use. Excellent rental income, consistent 5-star ratings among Airbnb renters. Major remodel completed in 2023. The large unit (1700 SF) features great natural light, a vaulted ceiling, open design with features like a Vermont Casting stove, skylights, and oversized picture windows. Smaller unit (600 SF) has an open floor plan and full bathroom. Units are fully outfitted as rental units. Buyer could possibly add a dwelling as residence or another rental unit on the pad site where log cabin is located. Log cabin to be removed prior to close of escrow. The property is adjacent to a very well known wedding venue, making it particularly well-suited for a rental property. Plenty of room for expansion and for multiple uses. Buyer to verify all details. Call for a showing!



FEATURES

Status:	Active	Style:	Ranch
Type:	ResidentialIncome	Year Built:	1989
Sub Type:	Duplex	Appliances:	BuiltInOven, Cooktop, DoubleOven, Dishwasher, Microwave, Refrigerator, Dryer, Washer
Acres:	± 1.83	Heating/Cooling:	Baseboard Electric ForcedAir Stove WallWindowUnits
View:	Farmland, Mountains, TreesWoods		
Listing Date:	2024-07-22		
Listing Agent:	Paul Lencioni of ERES Companies		

LOCATION

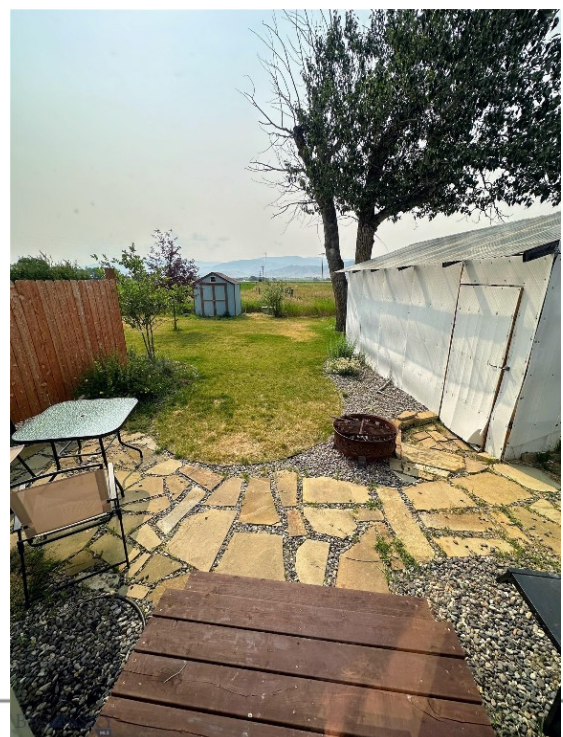


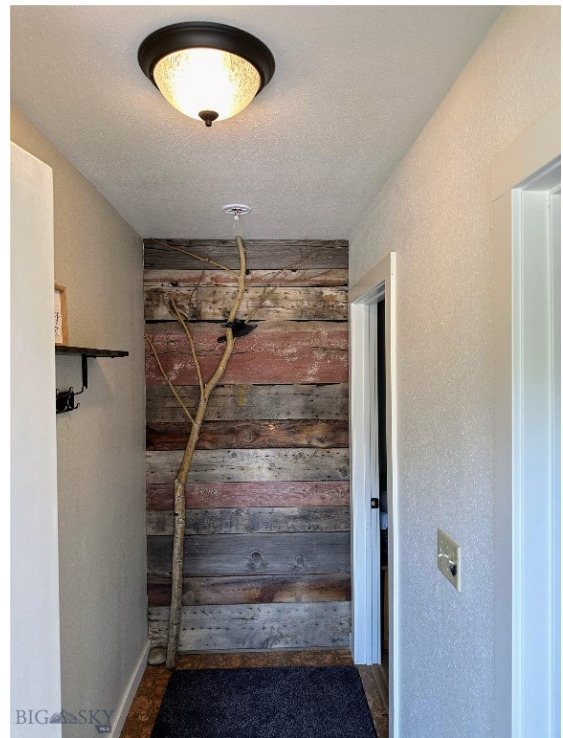
Address: 2163 E River Road, Livingston MT 59047

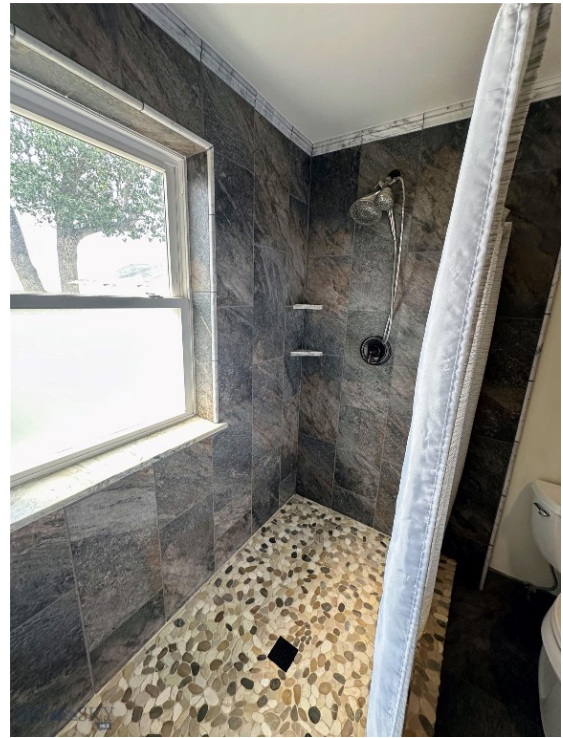
PHOTOS











LIVINGSTON LIFESTYLE



Livingston, Montana is a historic train town from the late 1880's that has attracted cowboys, ranchers, artists, and the rich and famous who are enamored by the scenery of this area of southwestern Montana. Livingston has been featured in movies like *A River Runs Through It*, *The Horse Whisperer*, and numerous TV series and commercials.

Historic Downtown Livingston has lively restaurants and shops, some of which have been around since the late 1800's. Livingston is known for fly fishing, cross-country skiing, horseback riding, river rafting and numerous museums, art galleries and restaurants.

When it comes to outdoor recreation the town of Livingston is surrounded by four beautiful mountain ranges, and offers the Yellowstone River, Shields River, and numerous stream and spring creeks for an abundance of outdoor activities. Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955 is located 29 miles from Livingston. Big Sky Resort is 68 miles 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. Yellowstone National Park (2.2 million acres) is located 50 miles south of Livingston.

With a population of about 7,000 people, Livingston has the amenities and services buyers expect for a town of this size. Livingston is less than 20 minutes from Bozeman. The Livingston School District includes Elementary Schools, a Middle School, and a High School. The median price of a single family home in Livingston is 18% lower priced than single family homes in Bozeman and appeals to buyers seeking a smaller town, yet still want to be close to the amenities of Bozeman.

PARK COUNTY

Park County, Montana's estimated population is 16,438 with a growth rate of 1.94% in the past year according to the most recent United States census data. Park County, Montana is the 11th largest county in Montana. Park County has a total area of 2,813 square miles (1.8 million acres or 7,290 km²), of which 2,803 square miles (7,260 km²) is land and 10.4 square miles (27 km²) (0.4%) is water. The highest natural point in Montana, Granite Peak at 12,807 feet (3,904m), is located in Park County.



Paradise Valley is a major river valley of the Yellowstone River in southwestern Montana just north of Yellowstone National Park in the southern portion of Park County, Montana. The valley is flanked by the Absaroka Range on the east and the Gallatin Range on the west. The Yellowstone River, one of Montana's Blue Ribbon Trout Rivers, flows through Paradise Valley and is noted for world-class fly fishing in the river and nearby spring creeks such as DePuy Spring Creek. The valley hosts other natural wonders such as several natural hot springs, including Chico Hot Springs near Emigrant, Montana, La Duke Hot Springs near Gardiner, and Hunter's Hot Springs near Livingston. A small part of Yellowstone National Park is located in the extreme southern part of the county.

The northern end of Park County, Montana contains the Shields River Valley. The Shields River is a tributary of the Yellowstone River. It flows west, then south, between the Bridger Range to the west and the Crazy Mountains to the east, past Wilsall and Clyde Park. It joins the Yellowstone approximately 10 mi (16 km) northeast of Livingston, MT.

LIVINGSTON 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 Livingston and the surrounding areas.

*POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND
LOCAL EXPERTISE*



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

v1.01-2024-07-27