

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger
BROKER / OWNER
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THIS BROCHURE PROVIDED BY CRAIG DELGER - LIVINGSTON REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



122 N Main Street, Livingston MT 59047

\$975,000

Acres: ± 0.0976

MLS#: 397195

INTRODUCTION

Calling all Investors. Prime Downtown Main Street Location. Own a piece of history. I. Orschel & Bros. building located at 122 N Main Street is on the National Registry of Historical Places and is located on Main Street in the Historic District of Livingston. Brothers Isaac & Herman Orschel ran a booming clothing store in the late 1800s. In 1891 the back addition was added linking the 106 E Park Street to 122 N Main Street to form the L Shaped building. This unique building has both Main Street and Park Street Store front opportunities. Today the entire first floor of the building is Triple Net leased by a well established food and beverage business. The Main floor of the Building is 2458 Sq Ft. with 1356 Square feet of outdoor dining. The second story of the building is also 2458 Sq ft. And Boast 12 ft High ceilings and large front facing windows. The second floor has lots of potential for rentable office space or living area. One unit upstairs is leased by the the restaurant for storage. There is a lower level is 350 Sq Ft with the restaurant bathrooms. The upstairs units need a bit of TLC but have amazing potential. The building has a New Furnace & Air Conditioning Condenser. The front portion of the Main Level is currently under renovation and is expected to be finished in soon. Located blocks from the famous Yellowstone River and in the heart of downtown Livingston Prime Real Estate Location with Guaranteed Income. Call today to schedule a tour.

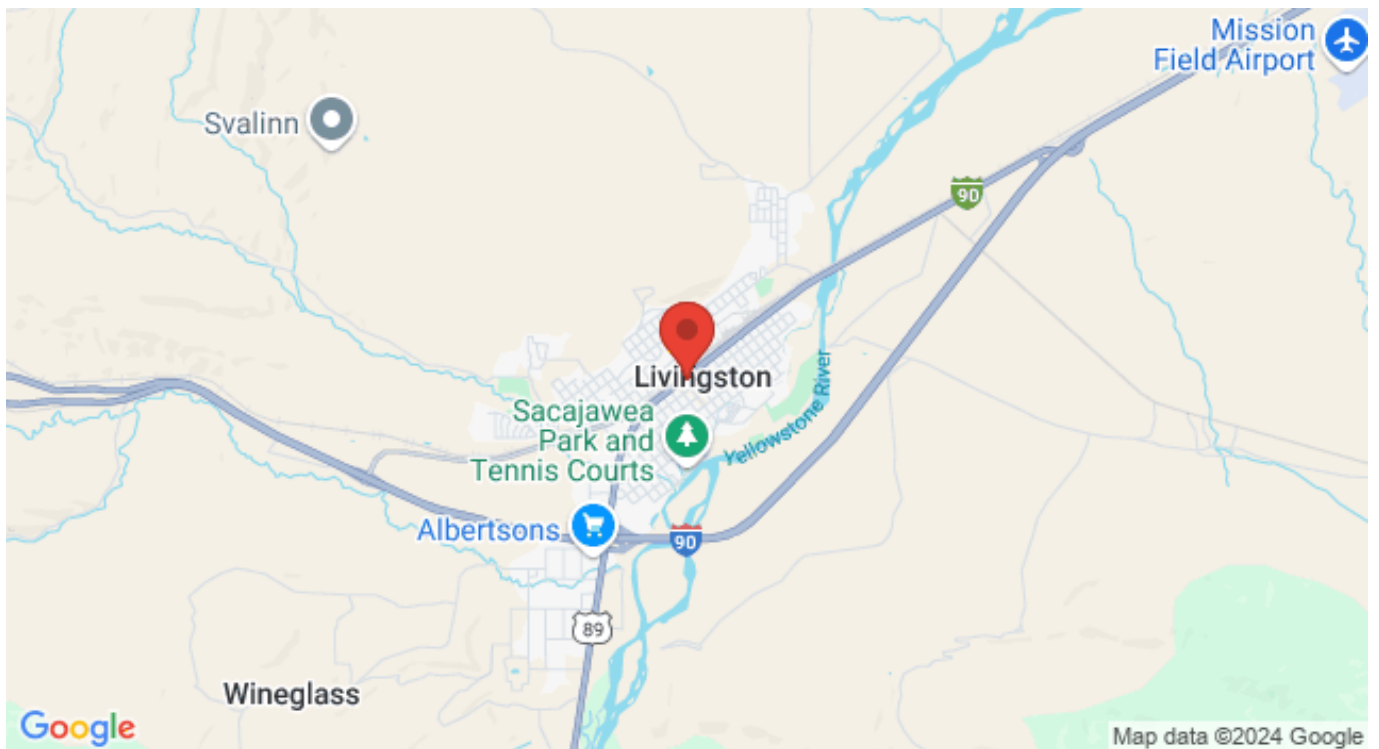


FEATURES

Status:	Active
Type:	CommercialSale
Sub Type:	Building, Commercial
Acres:	± 0.0976
Listing Date:	2024-10-04
Listing Agent:	Lauren Dalzell of Small Dog Realty

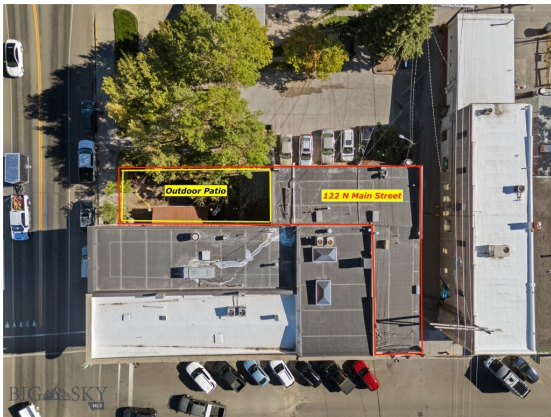
Year Built:	1885
Heating/Cooling:	Central ForcedAir CentralAir

LOCATION



Address: 122 N Main Street, Livingston MT 59047

PHOTOS





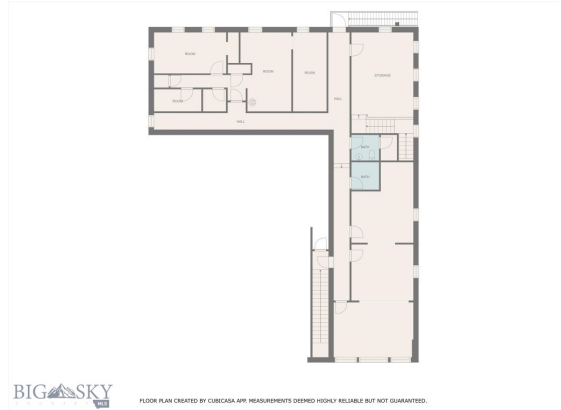




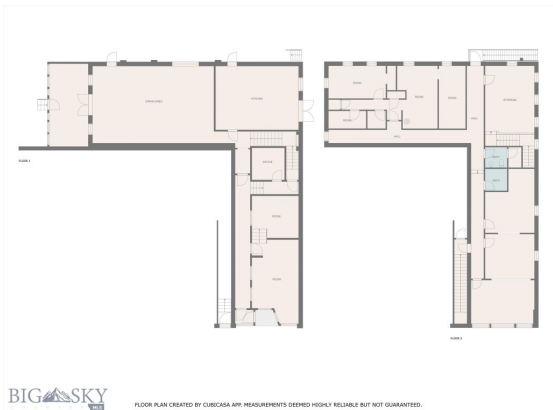




BIG SKY
FLOOR PLAN CREATED BY CURBASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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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



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