

# 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*



1296 US Highway 10 Highway W, Livingston MT  
59047

\$2,500,000  
Acres: ± 1.74  
MLS#: 397843

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DelgerRealEstate.com

MLS REAL ESTATE SERVICE  
**MLS**   
Information deemed reliable,  
but not guaranteed

## INTRODUCTION

This is a land and buildings offering. Business is not for sale. This is a rare offering that has 1.74 acres of land with Highway 10 frontage and approximately 9,900 square feet of existing warehouse/shop. Cadastral mapping shows slightly more square footage. Buyer is encouraged to investigate each and every item to their satisfaction. This property would be a great location for motel, strip mall, shop or retail, just about anything that would benefit from high traffic and high visibility. This property would work well for redevelopment or held as is for as an easy to manage investment property. This property is being offered subject to existing leases. Leases vary. Call listing Broker for details.



## FEATURES

|                       |  |
|-----------------------|--|
| <b>Status:</b>        | Active                                       |
| <b>Type:</b>          | CommercialSale                               |
| <b>Sub Type:</b>      | Building, Commercial                         |
| <b>Acres:</b>         | ± 1.74                                       |
| <b>Listing Date:</b>  | 2024-11-02                                   |
| <b>Listing Agent:</b> | Ernie Meador of ERA<br>Landmark Western Land |

|                         |   |
|-------------------------|---|
| <b>Year Built:</b>      | 1982                                      |
| <b>Heating/Cooling:</b> | Baseboard Gas<br>HotWater<br>RadiantFloor |

## LOCATION



Address: 1296 US Highway 10 Highway W, 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 km<sup>2</sup>), of which 2,803 square miles (7,260 km<sup>2</sup>) is land and 10.4 square miles (27 km<sup>2</sup>) (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.

# 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 Livingston and the surrounding areas.

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



**Craig Delger**  
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406.581.7504  
craigdelger@gmail.com

v1.01-2026-04-17