DELGER
REAL ESTATE
BOZEMAN MONTANA

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THIS BROCHURE PROVIDED BY CRAIG DELGER - BELGRADE REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise

211 Jetway, Belgrade MT 59714

$399,000
Acres: ±
MLS#: 399116

MLS
Information deemed reliable, but not guaranteed

INTRODUCTION

Welcome to this exceptional commercial condo, perfectly positioned to meet all your business needs while offering a stunning backdrop of the Bridger Mountains. Boasting a unique layout, this property features a substantial 39' x 14' heated shopideal for various trade applications, artistic endeavors, or entrepreneurial ventures. The thoughtfully designed office space upstairs provides a peaceful work environment with inspiring views and ample natural light, perfect for productivity.Step outside onto the inviting east-facing deck, where you can enjoy morning sunrises and fresh mountain air. With convenient access to a 12" garage door and 220 voltage in the shop, youll find everything you need to streamline your operations or engage in creative projects.This propertys prime location ensures exceptional accessibility, situated just a stones throw from the airport for clients and deliveries. The dedicated storage options available mean you can maintain an organized workspace, allowing for maximum efficiency.Whether you're looking to expand your business or start a new venture, this condo offers the ideal combination of space, functionality, and picturesque surroundings. Don't miss this unique opportunity to invest in a property that marries versatility with beautiful views. Schedule your private tour today and envision the possibilities that await in this remarkable location!

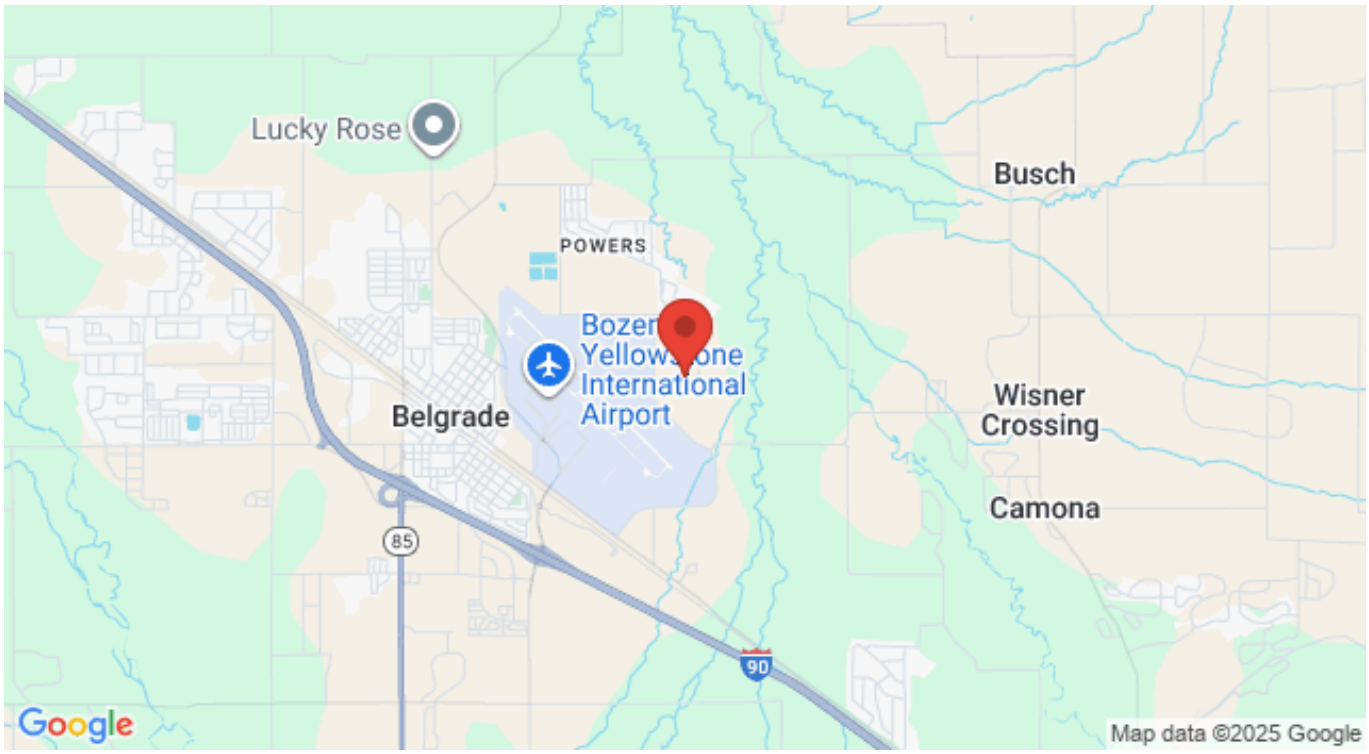
BIG SKY

FEATURES

Status:	Active
Type:	CommercialSale
Listing Date:	2025-01-27
Listing Agent:	Nancy Stevenson of Bozeman Real Estate Group

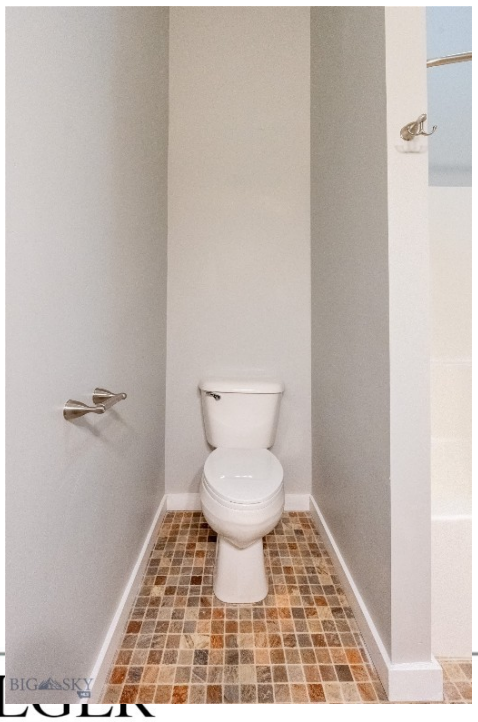
Year Built:	2008
Heating/Cooling:	ForcedAir Gas HeatPump None

LOCATION



Address: 211 Jetway, Belgrade MT 59714

PHOTOS



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BELGRADE LIFESTYLE

With a population of about 8,000 people, Belgrade has the amenities and services buyers expect for a town of this size. The Belgrade School District includes Elementary Schools, a Middle School, and a High School. Belgrade neighborhoods and surrounding areas are experiencing significant population growth, with numerous new subdivisions under development. Belgrade, Montana is located just 11 miles to the northwest of Bozeman, Montana making it a desirable location. Many Belgrade Homes for sale have views of the mountain ranges and open land surrounding the Gallatin Valley.

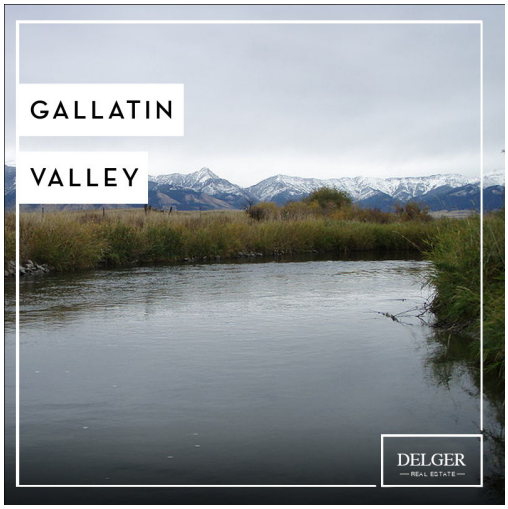
Homes in Belgrade offer convenient access to the Bozeman Yellowstone International Airport, and to the Interstate. Belgrade has a small downtown area with grocery stores, restaurants, and shopping. Belgrade is just over 10 minutes from Bozeman's N 19th Ave shopping district which includes stores like Costco, Target, etc.

When it comes to outdoor recreation Belgrade is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities. Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955 is located 24 miles from Belgrade. Big Sky Resort is 44 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.

The word’s most famous Blue Ribbon fly fishing rivers (Yellowstone, Madison, Gallatin, Jefferson, Beaverhead, and Missouri rivers) are all nearby making this area a world class destination for fly fishing. Yellowstone National Park(2.2 million acres) is located 90 miles south of Belgrade, Montana.

The median price of a single family home in Belgrade is 30% lower priced than single family homes in Bozeman and appeals to buyers seeking lower priced real estate, yet still want to be close to the amenities of Bozeman.

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.

BELGRADE 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 Belgrade and the surrounding areas.

POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE

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