

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



725 E Cottonwood Street & 704 Front Street, Bozeman MT 59715

\$1,950,000
Acres: ± 0.43
MLS#: 399646

INTRODUCTION

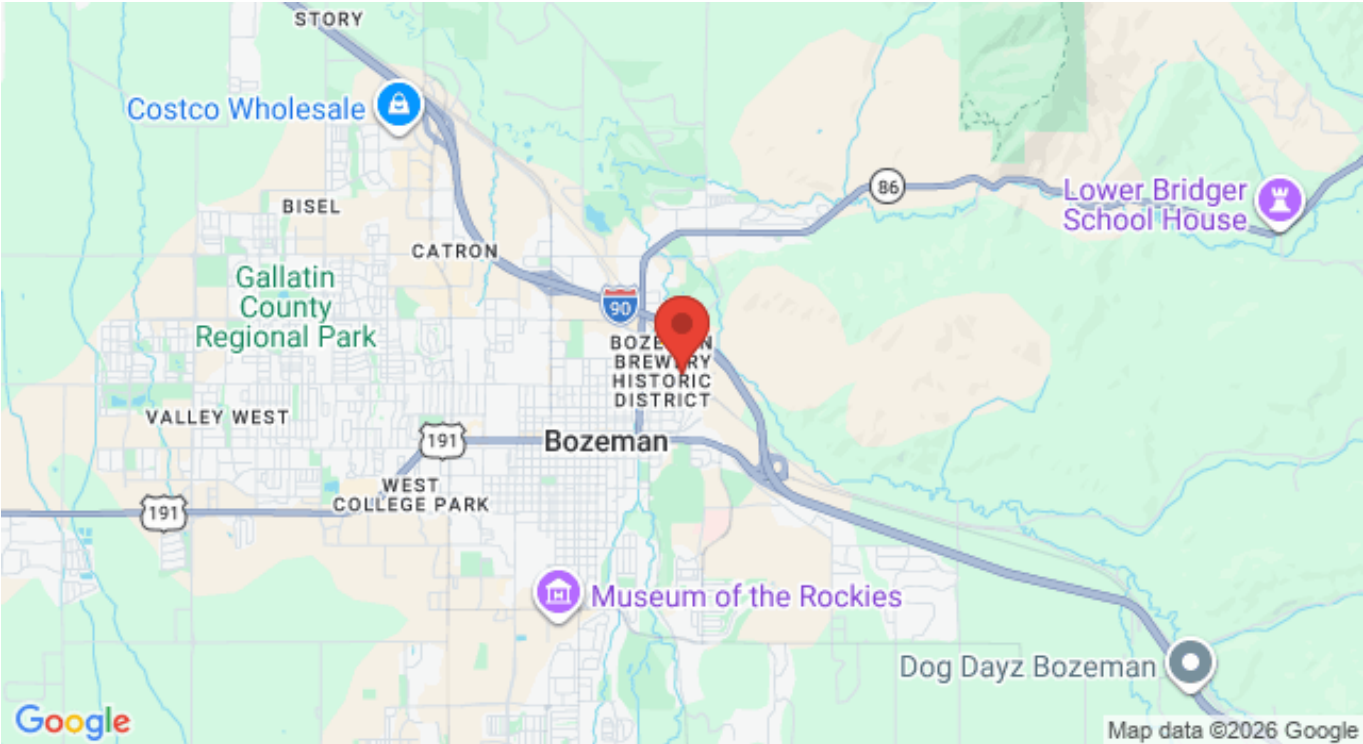
This is a prime investment opportunity in the rapidly growing Mill District of northeast Bozeman. The area is currently undergoing multiple redevelopment projects, such as the Bronkens/Cloverleaf project, Wallace Works, North Ida/East Cottonwood redevelopment, and Block 104. It is also located just one block from popular spots like Wild Crumb Bakery, Treeline Coffee, Finks Deli, and the Wildlands residences. Both lots provide unobstructed views of the Bridger Mountains. The total area is approximately 18,600 square feet, with frontages on East Cottonwood Road and Front Street. The north parcel, measuring about 7,188 square feet, features a renovated 1890s railway warehouse converted into duplex residential units. Each unit comprises four bedrooms and one bathroom, totaling around 1,700 square feet, and they are currently leased for \$2,500 per month on a short-term basis. There is additional parking available, and these residences may meet workforce housing obligations. The south parcel is approximately 11,500 square feet and includes a storage warehouse of about 4,875 square feet, currently rented at a below-market rate of \$1,500 per month on a month-to-month basis. This warehouse is situated at a potential future connection point between the east section of East Cottonwood Road and the original Front Street. The City's Transportation Plan envisions reconnecting and upgrading East Cottonwood's extension into Front Street, including roadways and walking/biking paths. Furthermore, it serves as a crucial interconnection for sewer, water, and other utilities for the eastern side of the Mill District. Both parcels are zoned as Northeast Historic Mixed-Use (NEHMu), allowing for residential, commercial, retail, and bar/restaurant uses, along with accessory dwelling units (ADUs). Zoning rights are designated for each parcel, and the two lots support property line adjustments or easements to reallocate sizes between the north and south lots. This creates an exciting opportunity for redeveloping the entire 18,600 square feet site with a mix of commercial and residential uses plus parking. The existing historic warehouse on the north lot is also suitable for renovation into retail, commercial, or office space, making it perfect for a restaurant or brewery, supported by parking in the 60-foot-wide south warehouse.



FEATURES

Type:	CommercialSale	Year Built:	1895
Sub Type:	Building, Commercial		
Acres:	± 0.43		
Listing Date:	2025-02-14		
Listing Agent:	Lauren John of Starner Commercial Real Estate		

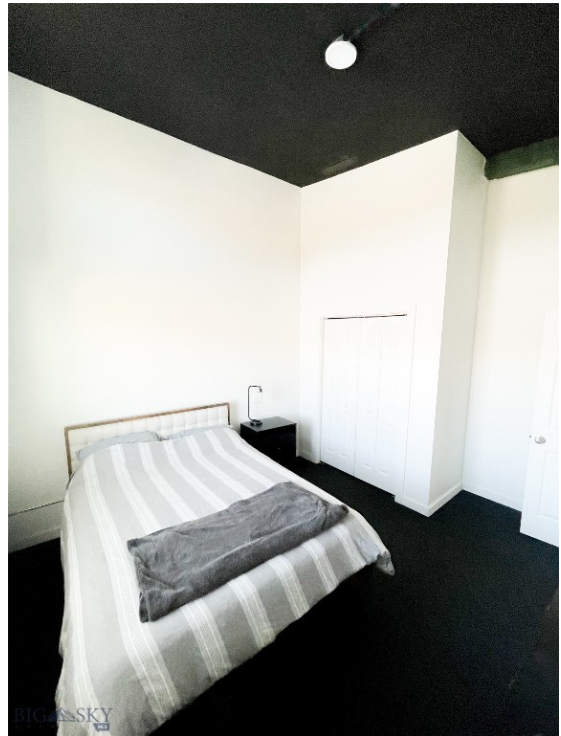
LOCATION



Address: 725 E Cottonwood Street & 704 Front Street, Bozeman MT 59715

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.

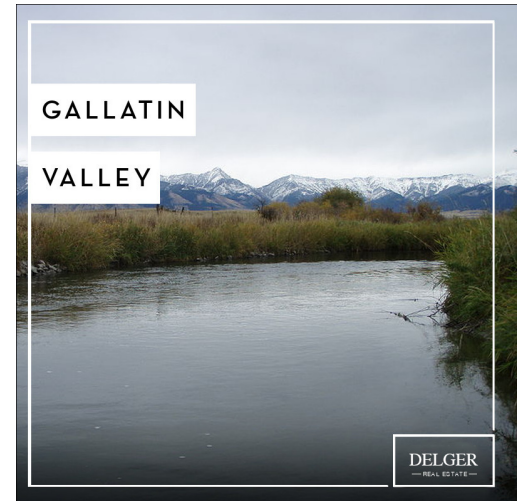
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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.

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 Bozeman and the surrounding areas.

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



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

v1.01-2026-02-05