DELGER
REAL ESTATE
BOZEMAN MONTANA

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THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise

795 Boardwalk Avenue, Bozeman MT 59718

$1,600,000
Acres: ± 0.96
MLS#: 401414

INTRODUCTION

Position your next project at the center of Bozemans booming west side. This .96-acre B2-zoned commercial lot offers exceptional development potential in a premier retail and restaurant hub. With average daily traffic counts of 25,272, your business or investment is set for maximum visibility and accessibility.Surrounded by a dynamic mix of established and thriving businessesincluding Back 9 Golf, Sidewinders, Merry Piglets, Hachi, Liberty Burger, Tanglewood, Salchicha, Town & Country, The Well Juicery, Single Barrel, and Schedulicitythis location is a natural fit for retail, drive-thru, or office development.Whether you're expanding a brand, launching a flagship location, or building for long-term income, 795 Boardwalk Ave delivers unbeatable exposure, flexible zoning, and strong consumer trafficall in the heart of one of Montanas most desirable markets. This pad can accommodate up to an 8,066 sf footprint & up to 3 stories including residential as a potential use. Pad site is located West of Sidewinders & Boardwalk Ave.

FEATURES

Status:	Active
Type:	Land
Sub Type:	Commercial, UnimprovedLand
Acres:	± 0.96
Listing Date:	2025-05-27
Listing Agent:	Andrew Inches of Charter Realty & Development

LOCATION

Address: 795 Boardwalk Avenue, Bozeman MT 59718

PHOTOS

THE MARKET

Fallon Street
Field Street
Field Street
Boardwalk Avenue
Resort Drive
Unk
Valley Commons Drive
Boardwalk Avenue
Resort Drive
Ellipse Lane

THE MARKET
LIBERTY

BOARDWALK

MERRY Pistols TEX-MEX

TOWN & COUNTRY FOODS

THE MARKET

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.

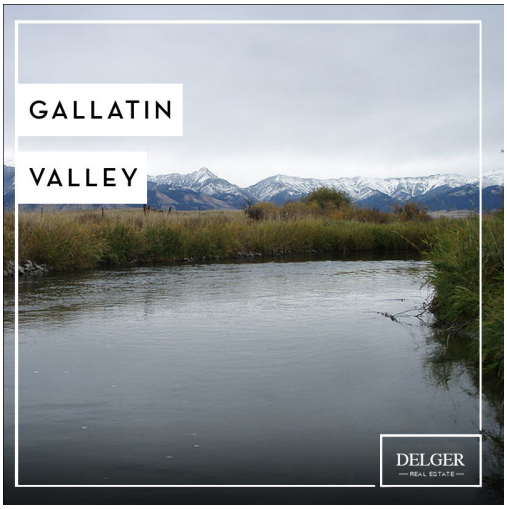
Bozeman is known for its friendly people, sense of community, excellent schools and quality of life. The town has a western charm and a relaxed attitude. The Bozeman Quality Of Life index rates very well due to access to Outdoor Recreation, Amusement, Culture, Education, Medical, Religion, Restaurants 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 word'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

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