

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



205 N Bozeman, Bozeman MT 59715

\$2,850,000
Acres: ± 0.1007
MLS#: 401751

INTRODUCTION

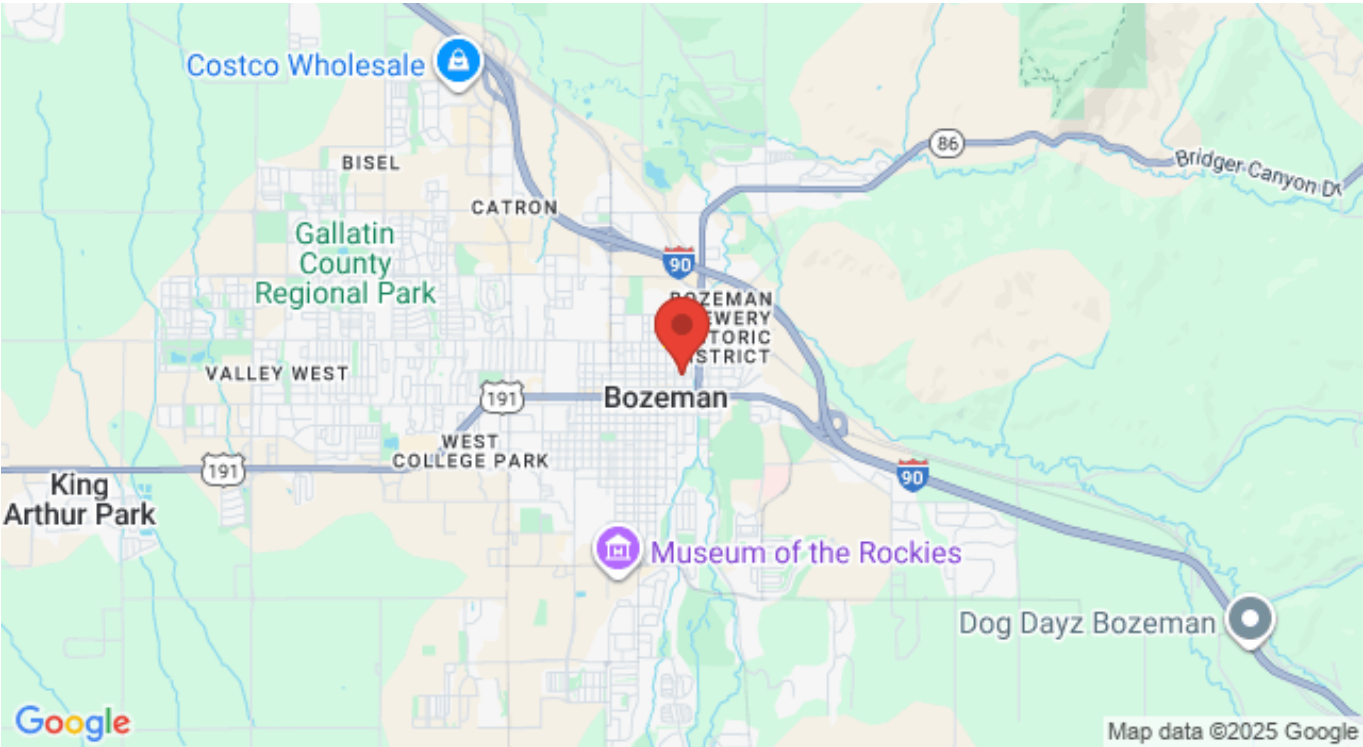
LOCATION LOCATION LOCATION! Downtown Bozeman Mixed-Use Investment Opportunity! Discover a rare gem at 205 N Bozeman Street a meticulously maintained, Craftsman-style mixed-use building offering a great location just two blocks from Main Street. Built in 2006 on a .101-acre lot, zoned B3-Mixed use this property presents a unique opportunity for both owner-occupiers as a primary live/work residence. The upper level features a 1470sqft residence with an open-concept living area, views of the Bridgers and is perfect for enjoying the downtown lifestyle. This residence offers 2 bedrooms and 2 baths, providing comfortable and stylish living in the heart of Bozeman. The kitchen is a dream for those who love to cook and entertain. Wired for ambient sound throughout. The ground level offers approx. 1000sqft of commercial office space with a separate entrance, waiting room, kitchenette and bathroom. One of the two spaces is currently leased to a long-term tenant, providing immediate income. The lower level boasts a leased, 1 bedroom, 1 bathroom apartment with radiant heated flooring, washer/dryer and stained concrete floors, offering a modern and comfortable living space for tenants. With an additional lease in place a new owner can enjoy immediate income. Key features include - Prime Downtown Location: Enjoy unparalleled access to Bozeman's best restaurants, shops, and entertainment, all within a short stroll. Income-Generating Potential: Capitalize on the strong Bozeman rental market with income from both the ground-level office space and the basement apartment. Modern Construction: Built in 2006 and enhanced with soundproofing between floors in 2011, this property offers contemporary comfort and a peaceful environment in a sought-after location. Convenient Access: Three separate entrances ensure privacy and ease of access for residents and commercial tenants. Ample Parking: A 1-car insulated garage provides secure parking, complemented by a 2-car driveway and available on-street parking for commercial clients and tenants. NO HOA! This asset is perfect for investors looking to secure a Class-A mixed-use asset in a downtown market with a proven income stream. Owner-Occupiers can live in a stylish downtown residence while benefiting from rental income to offset expenses. There is even multigenerational potential. Don't miss this exceptional opportunity to own a versatile and highly desirable property in the heart of Bozeman! This is truly a Unicorn property. NO HOA



FEATURES

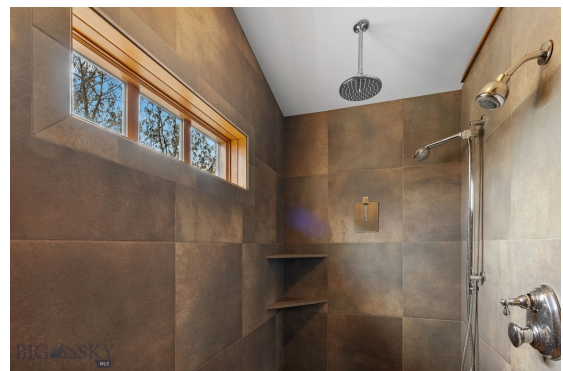
Status:	Active	Style:	Craftsman
Type:	Residential	Year Built:	2006
Sub Type:	Single Family	Beds:	3
Acres:	± 0.1007	Baths:	3
View:	Mountains	Appliances:	Cooktop, Dryer, Dishwasher, Freezer, Disposal, Range, Refrigerator
Listing Date:	2025-05-05	Heating/Cooling:	ForcedAir NaturalGas RadiantFloor CeilingFans
Listing Agent:	Graham Miles of Outlaw Realty		

LOCATION



Address: 205 N Bozeman, 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.

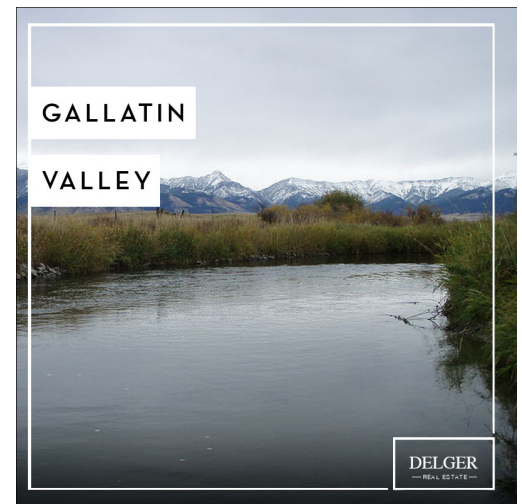
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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*



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