

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



420 N 6th Avenue, Bozeman MT 59715

\$1,249,000
Acres: ± 0.16
MLS#: 402736

INTRODUCTION

Incredible investment opportunity just blocks away from downtown Bozeman! Currently operating as FOUR different successful rental units!! Tucked away in a Northside neighborhood with mature trees and landscaping is this income generating gem of a remodeled home. 420 N 6th features the main home that you access through the front steps. Ranch style, with a spacious and open concept living, dining and kitchen area. Fresh paint, countertops and appliances are a few of the updates that you will notice immediately. Down the hallway are three spacious bedrooms + a fully renovated bathroom/laundry room. Heading out of the home via the back patio, take a left to the side of the house to the next wing of the property, which is also technically on the first floor with a private entrance is a studio suite with a kitchenette and full bathroom. Down in the basement (common entrance but privately locked doors with the basement, office and studio suite) is a separate rental unit featuring two bedrooms, one full bath, a kitchen and living room. Across the hall from this rental is an office space. Back outside of the home, in the back alleyway / driveway is the most recent addition: the 2 car garage with a 594 sq ft ADU above it. The garage has it's own access code so that it can be rented separately from the upstairs apartment, that you access via stairs leading into a large, open loft with space for a bed, couch, tv, etc. + a full kitchen and bathroom. This property has extensive upgrades and has been an excellent form of income production. Within walking distance to downtown, 7th and conveniently located in an established neighborhood, this home is perfect for someone looking to live in a unit while generating revenue from it!



FEATURES

Status:	Active	Style:	Ranch, TriLevel, Traditional
Type:	Residential	Year Built:	1960
Sub Type:	Single Family	Beds:	7
Acres:	± 0.16	Baths:	3
View:	TreesWoods	Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer
Water Features:	None	Heating/Cooling:	Baseboard RadiantFloor CeilingFans
Listing Date:	2025-06-03		
Listing Agent:	Chelsea Stewart of ERA Landmark Real Estate		

LOCATION



Address: 420 N 6th Avenue, Bozeman MT 59715

PHOTOS



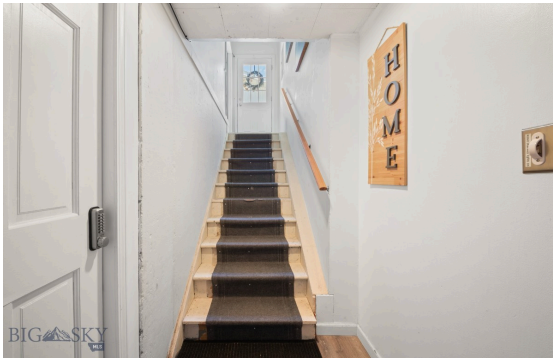
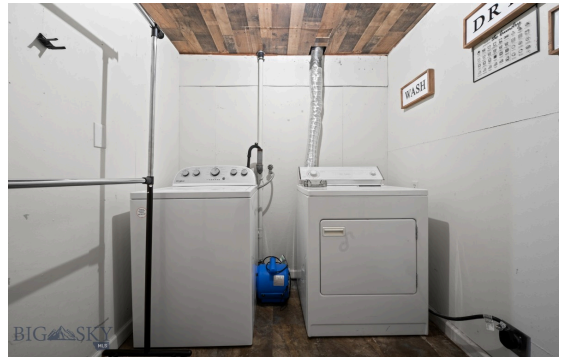


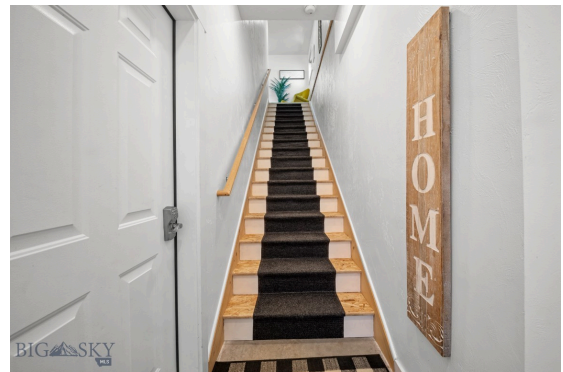














BOZEMAN LIFESTYLE™



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.

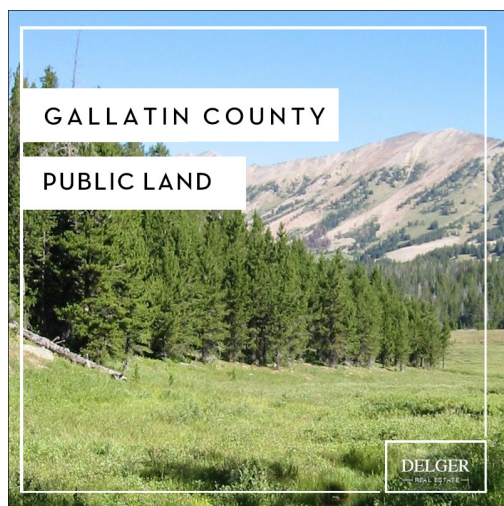
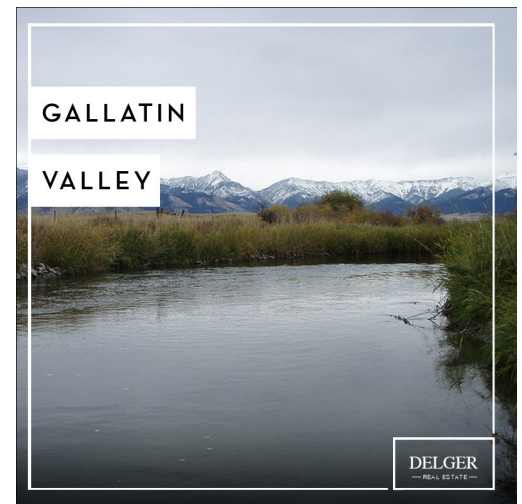
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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

v1.01-2025-06-06