

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

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122 N Main Street, Livingston MT 59047

\$1,375,000

Acres: ± 0.0976

MLS#: 405702

INTRODUCTION

Prime Historic Downtown Livingston Investment Opportunity. Own a true piece of Livingston history with the iconic I. Orschel & Bros. building, prominently located at 122 N Main Street in the heart of the Historic District. Listed on the National Registry of Historic Places, this property offers a rare blend of preserved historic character, significant recent restoration, and steady income in one of Montanas most desirable downtown locations. Originally home to a booming late-1800s clothing store, the building evolved into its current form in 1891 when the addition at 106 E Park Street was linked to 122 N Main, creating its distinctive L-shaped footprint with storefronts on both Main Street and Park Street. In recent months, the property has undergone extensive historical restoration to safeguard its legacy and ensure long-term stability. Skilled craftsmen carefully removed stucco from the brickwork, ground out deteriorated cement joints, and tuck-pointed the masonry, repairing and rebuilding damaged sections with new brick where needed. The facade has been a major focus, with rotted trim, jambs, moldings, and scrolls replaced, new framing installed where necessary, and all exterior surfaces scraped, sanded, treated with lead abatement primer, and repainted. Upper-level windows were removed, repaired, and reinstalled with new interior sills and trim, and the historic upper lettering was replaced with newly fabricated signage and back panels. The entire outdoor deck area was also redone this summer. Currently, the entire main level (2,458 sq. ft.) and 1,356 sq. ft. of outdoor dining are leased under a Triple Net agreement to a long-established and successful food and beverage business, providing guaranteed income for investors. A 350 sq. ft. lower level serves the restaurant with restrooms and storage. The second story features soaring 12-foot ceilings and expansive windows that flood the space with natural light. While some areas await finishing touches, the upstairs holds outstanding potential for offices, loft residences, or creative studio space. One unit is already leased to the restaurant for storage, adding to the income stream. Additional updates include 2 new furnaces and hot water heater. With its prime location, extensive recent restoration, and guaranteed tenant income, the Orschel & Bros. building is more than an investment it is a chance to own and preserve a living piece of Livingstons historic core. Schedule your private tour today.



FEATURES

Type:	CommercialSale
Sub Type:	Building, Commercial
Acres:	± 0.0976
Listing Date:	2025-09-16
Listing Agent:	Lauren Dalzell of Small Dog Realty

Year Built:	1885
Heating/Cooling:	Central ForcedAir CentralAir

LOCATION



Address: 122 N Main Street, Livingston MT 59047

PHOTOS



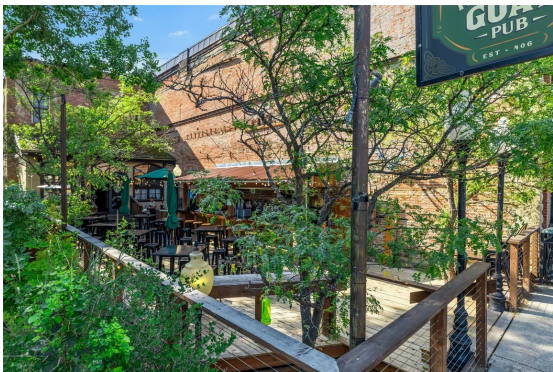


















LIVINGSTON LIFESTYLE



Livingston, Montana is a historic train town from the late 1880's that has attracted cowboys, ranchers, artists, and the rich and famous who are enamored by the scenery of this area of southwestern Montana. Livingston has been featured in movies like A River Runs Through It, The Horse Whisperer, and numerous TV series and commercials.

Historic Downtown Livingston has lively restaurants and shops, some of which have been around since the late 1800' s. Livingston is known for fly fishing, cross-country skiing, horseback riding, river rafting and numerous museums, art galleries and restaurants.

When it comes to outdoor recreation the town of Livingston is surrounded by four beautiful mountain ranges, and offers the Yellowstone River, Shields River, and numerous stream and spring creeks for an abundance of outdoor activities. Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955 is located 29 miles from Livingston. Big Sky Resort is 68 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. Yellowstone National Park(2.2 million acres) is located 50 miles south of Livingston.

With a population of about 7,000 people, Livingston has the amenities and services buyers expect for a town of this size. Livingston is less than 20 minutes from Bozeman. The Livingston School District includes Elementary Schools, a Middle School, and a High School. The median price of a single family home in Livingston is 18% lower priced than single family homes in Bozeman and appeals to buyers seeking a smaller town, yet still want to be close to the amenities of Bozeman.

PARK COUNTY

Park County, Montana's estimated population is 16,438 with a growth rate of 1.94% in the past year according to the most recent United States census data. Park County, Montana is the 11th largest county in Montana. Park County has a total area of 2,813 square miles (1.8 million acres or 7,290 km²), of which 2,803 square miles (7,260 km²) is land and 10.4 square miles (27 km²) (0.4%) is water. The highest natural point in Montana, Granite Peak at 12,807 feet (3,904m), is located in Park County.



Paradise Valley is a major river valley of the Yellowstone River in southwestern Montana just north of Yellowstone National Park in the southern portion of Park County, Montana. The valley is flanked by the Absaroka Range on the east and the Gallatin Range on the west. The Yellowstone River, one of Montana's Blue Ribbon Trout Rivers, flows through Paradise Valley and is noted for world-class fly fishing in the river and nearby spring creeks such as DePuy Spring Creek. The valley hosts other natural wonders such as several natural hot springs, including Chico Hot Springs near Emigrant, Montana, La Duke Hot Springs near Gardiner, and Hunter's Hot Springs near Livingston. A small part of Yellowstone National Park is located in the extreme southern part of the county.

The northern end of Park County, Montana contains the Shields River Valley. The Shields River is a tributary of the Yellowstone River. It flows west, then south, between the Bridger Range to the west and the Crazy Mountains to the east, past Wilsall and Clyde Park. It joins the Yellowstone approximately 10 mi (16 km) northeast of Livingston, MT.

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 Livingston and the surrounding areas.

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



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