

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



4055 Valley Commons Drive, Bozeman MT 59715

\$1,844,800

Acres: ±

MLS#: 406418

INTRODUCTION

This property spans 4,732 square feet between 3 legally described commercial condos and features 18 treatment rooms/offices along with a spacious studio designed for a variety of wellness classes and/or could be used as a conference room & educational classroom. Unit F serves as the main waiting area and is characterized by its bright and open layout. It includes a front desk, an attached kitchenette, six treatment rooms, and additional storage space and double doors that lead to a covered deck with south-facing mountain views. Adjacent to this unit is suite G, which contains a large studio utilized for formal and informational educational classes, wellness practices, and classes hosted by practitioners (currently, but not necessary). This unit also comprises five treatment rooms/office spaces, has a storage closet, a sink with a granite countertop, and cabinets. There are high double doors that lead to a covered deck with stunning Northeastern Bridger Mountain views. Across the hallway, Unit E is home to seven treatment rooms/offices. Many of the offices in this unit are equipped with plumbing for sinks, and there is a washer and dryer hook-up located in a spacious closet at the back of the unit. Each office is thoughtfully designed to accommodate massage tables while ensuring ample space for movement. Notably, ten out of the eighteen treatment rooms feature windows, which is a distinctive attribute. The homeowners association (HOA) is in good standing & has completed significant exterior upgrades. Additional amenities of the property include an elevator providing access to the second floor, shared bathrooms in common areas, and individual air conditioning units for each unit. Furthermore, the property boasts extensive common area parking with over 20 on-site spaces along w/ ample off-street parking. This real estate offering represents a remarkable opportunity to keep the existing use as a wellness center or create your spaces with different uses. While there is potential to maintain the current vision, there are also opportunities for the new owner to implement their own ideas for growth. Most leases are not long-term, allowing for flexibility for different uses/Tenants. Additionally, there is an option to purchase separate spaces; for instance, Units E, F, and G are legally distinct units. While maintaining a cohesive flow is recommended, splitting these units is also feasible.

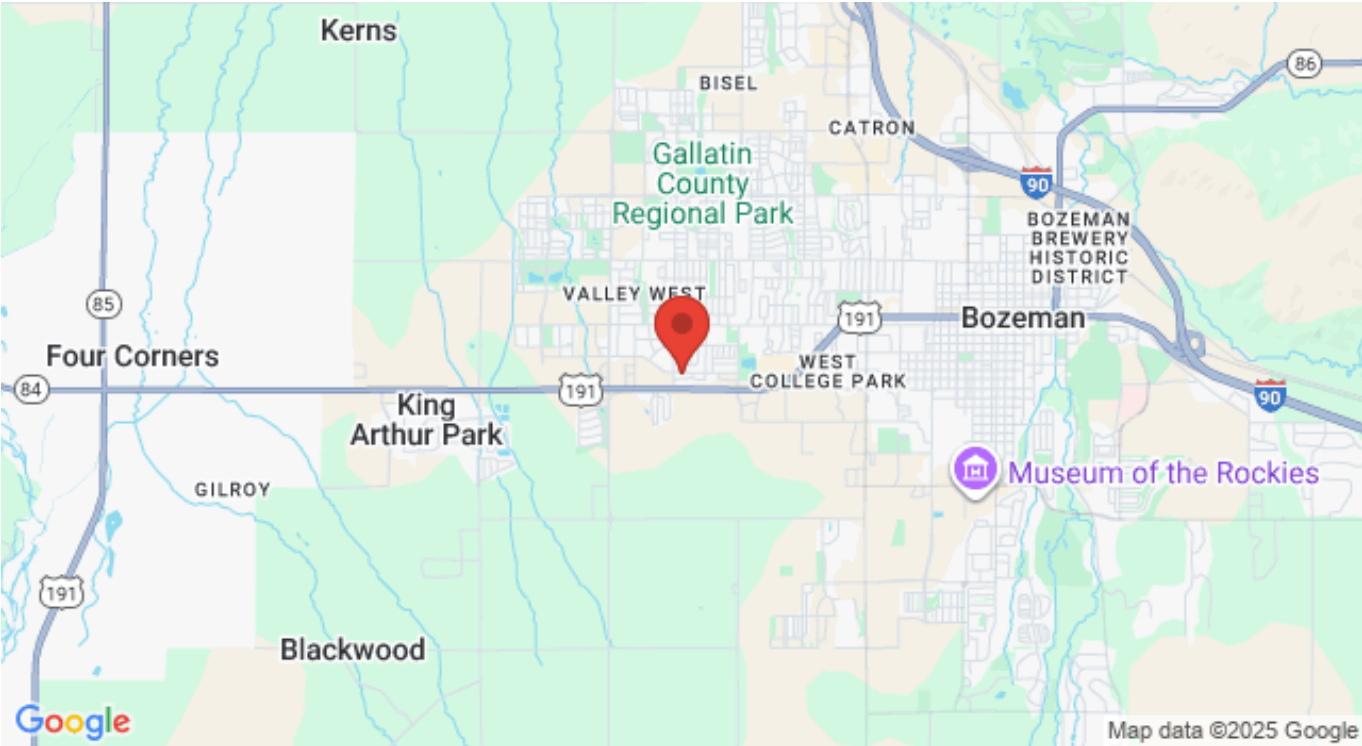


FEATURES

Status:	Active
Type:	CommercialSale
Listing Date:	2025-10-13
Listing Agent:	Arison Antonucci-Burns of Aspire Realty

Year Built:	1998
Heating/Cooling:	ForcedAir Gas CentralAir, WallWindowUnits

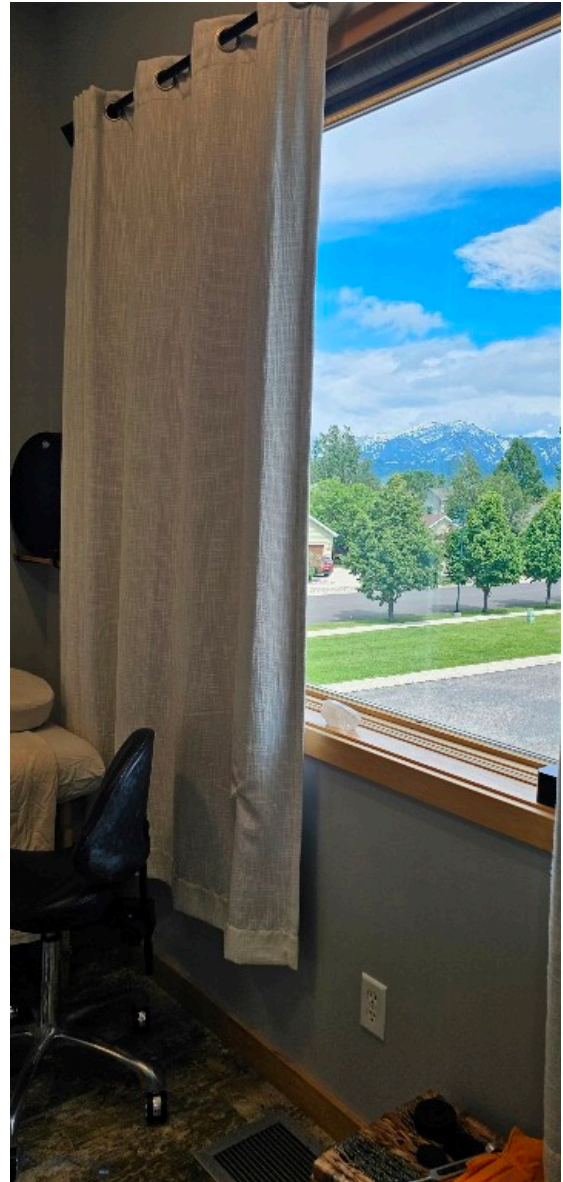
LOCATION

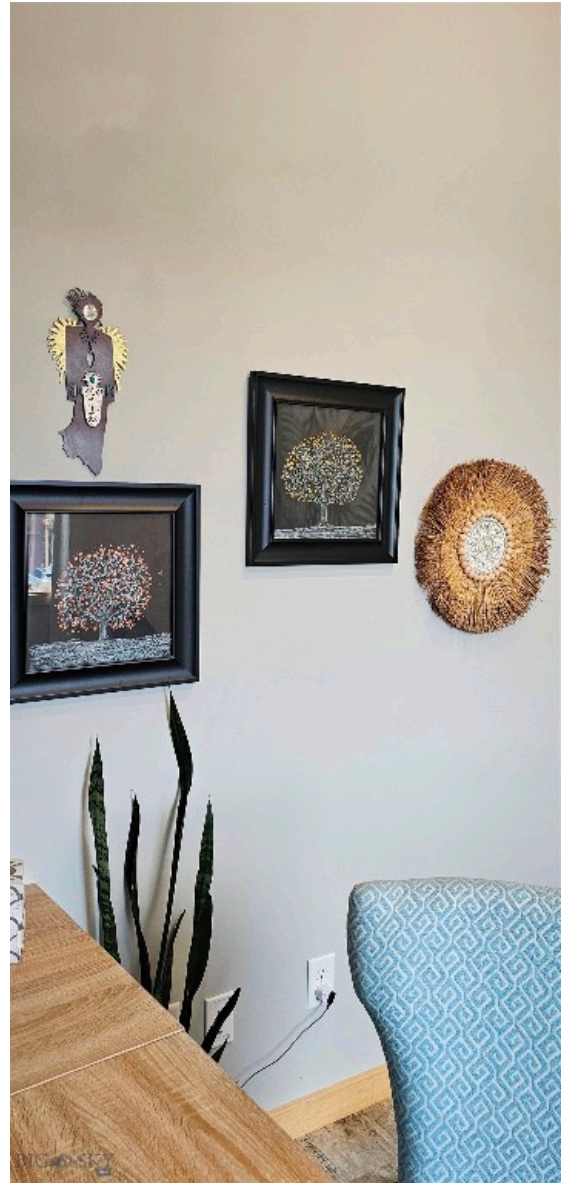


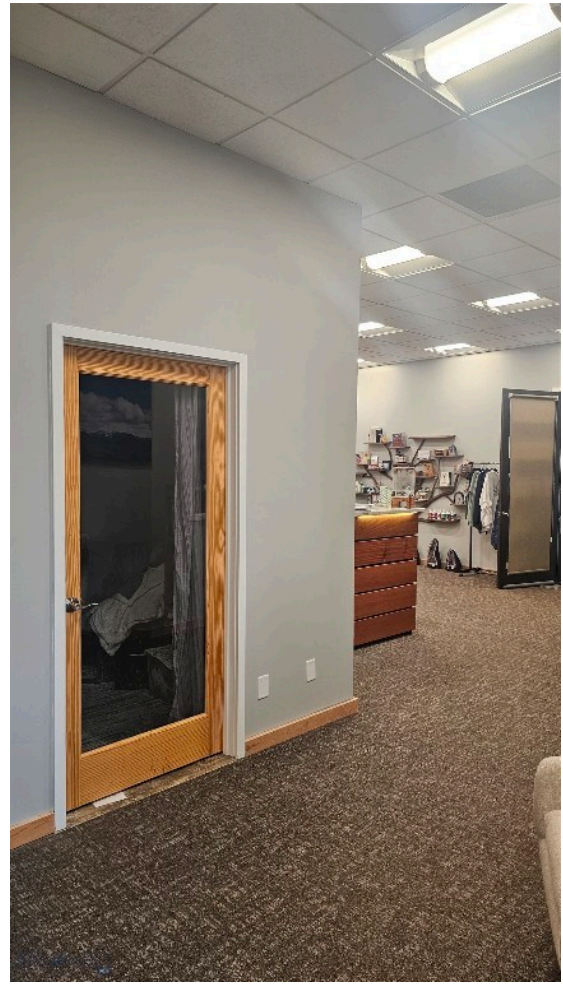
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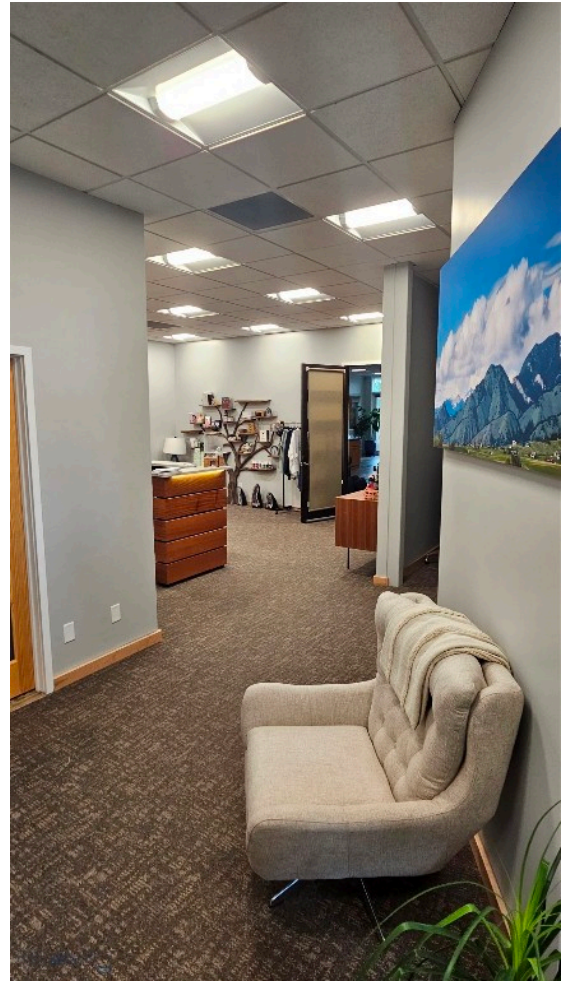
PHOTOS



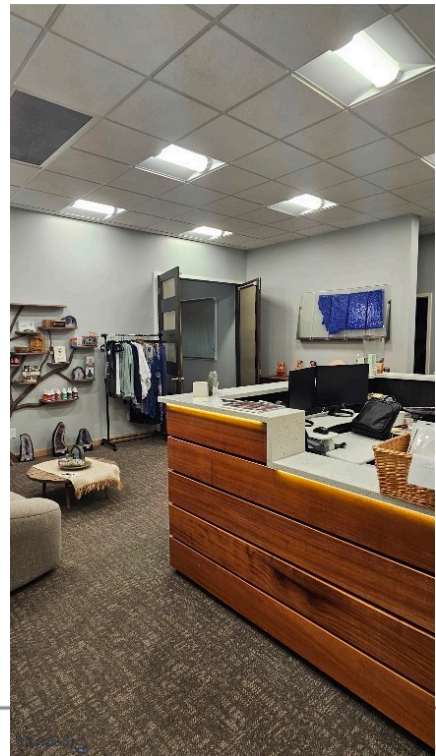
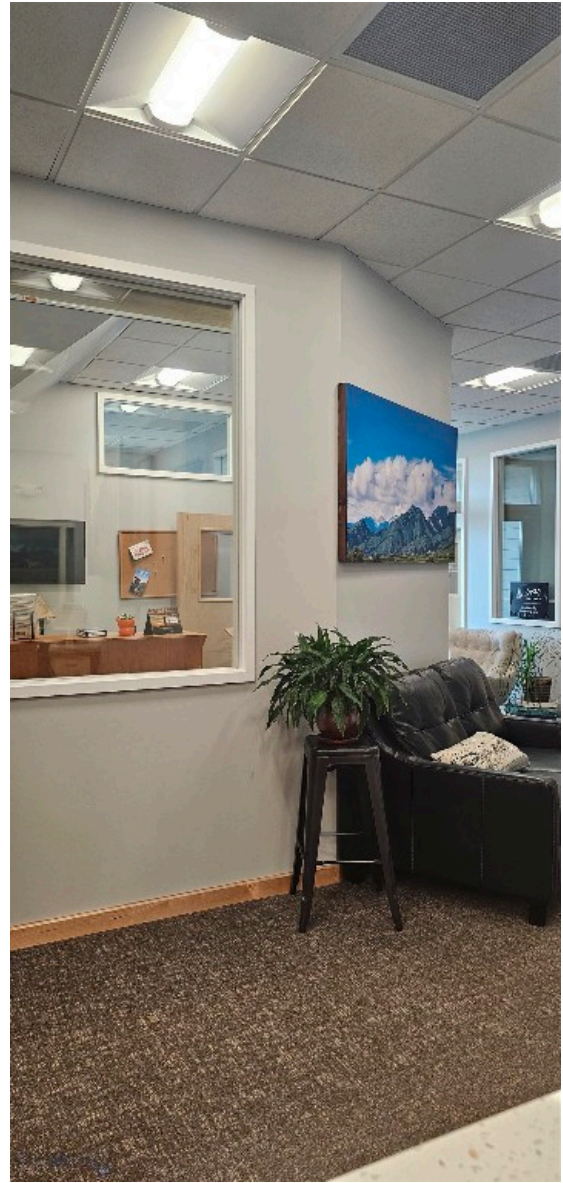


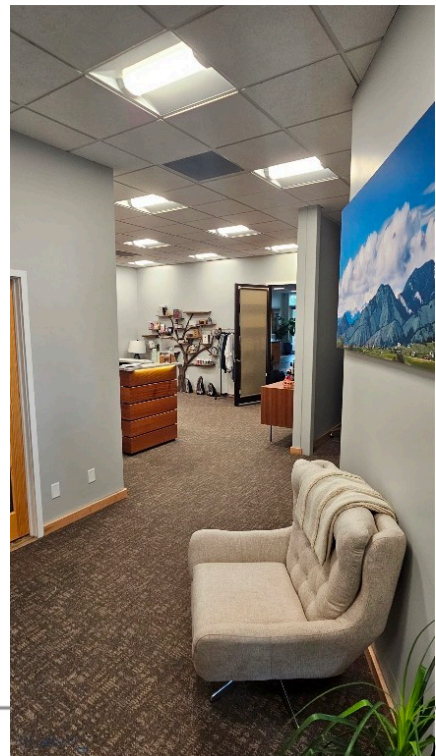
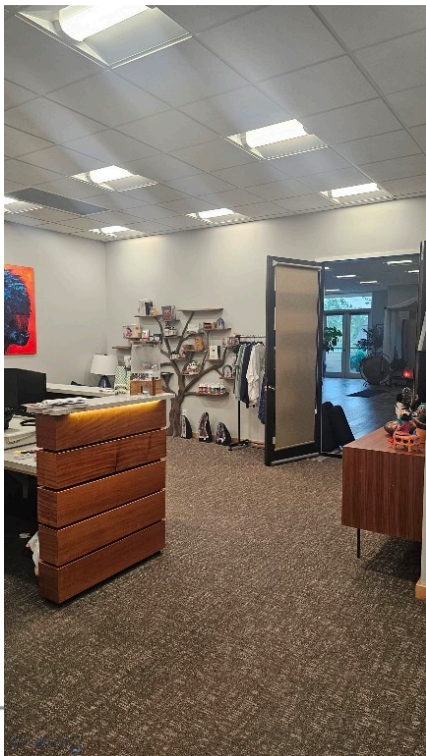




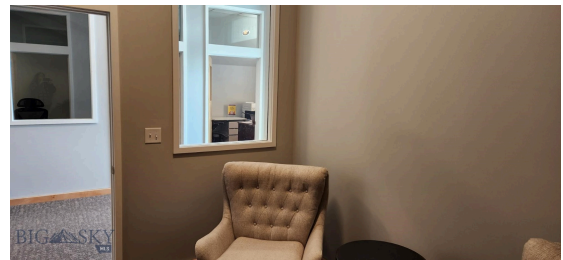
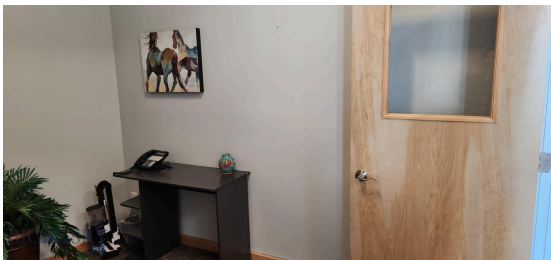
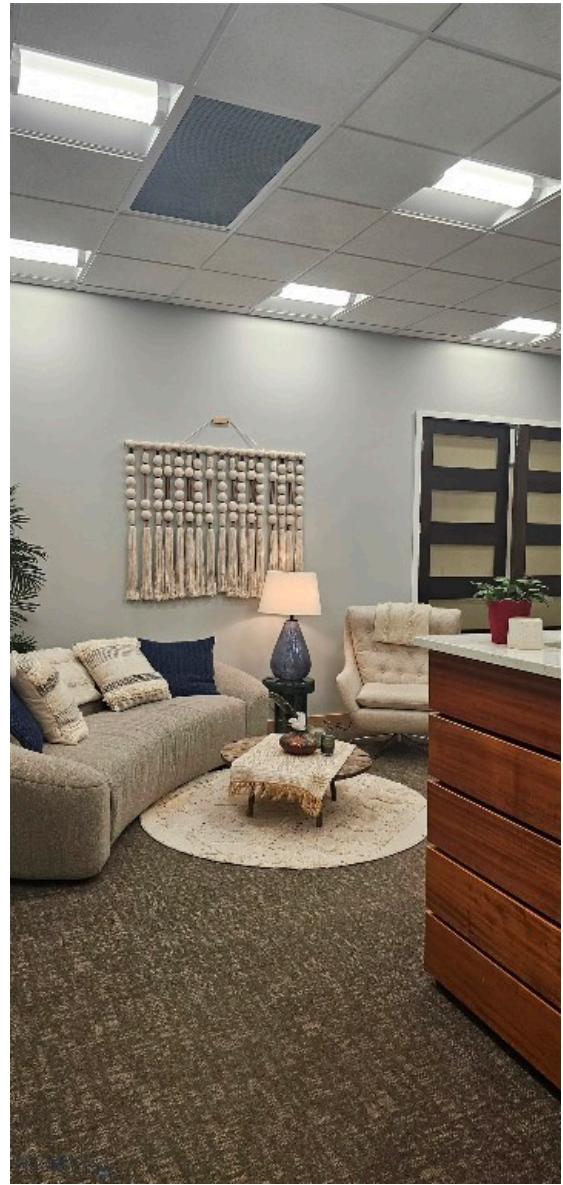


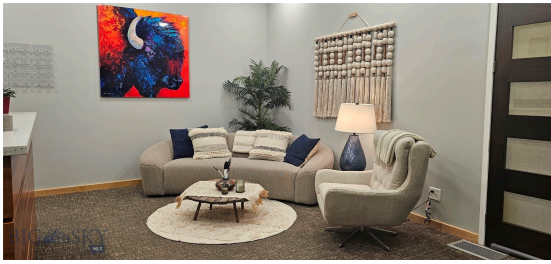


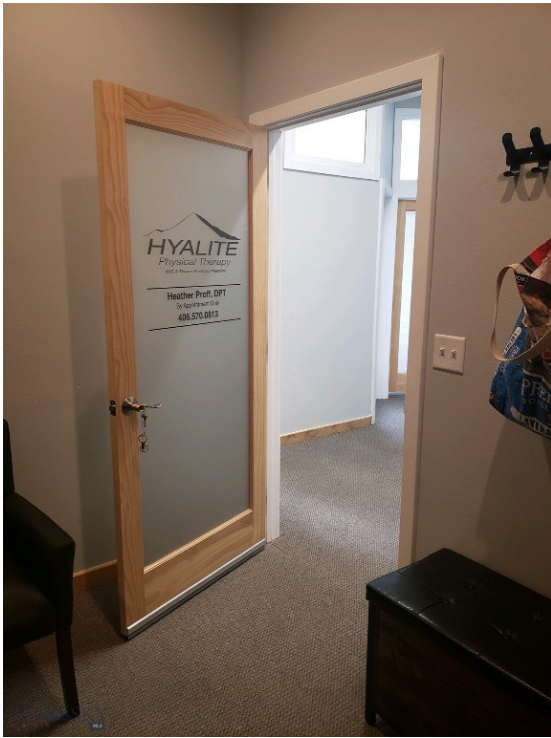














BOZEMAN LIFESTYLE™



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.

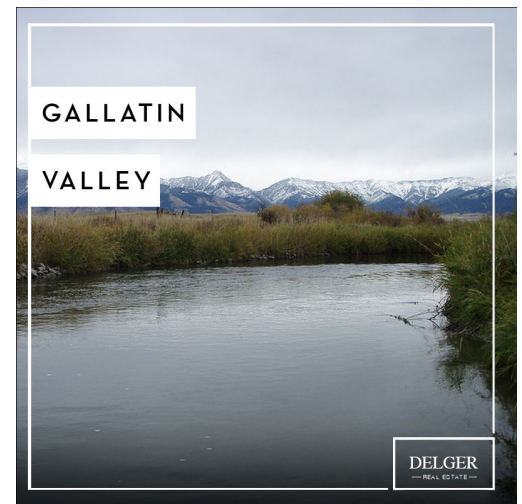
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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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