

# DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger  
BROKER / OWNER  
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**THIS BROCHURE PROVIDED BY CRAIG DELGER - BELGRADE REAL ESTATE EXPERT**

*Powered by Data, Technology, and Local Expertise*



## TBD Leader Lane, Belgrade MT 59718

\$795,000

Acres: ±

MLS#: 408483

# INTRODUCTION

Introducing EVESO, Bozeman's first & only private Auto & Outdoor Adventure Club, an exclusive, deeded garage condominium community designed for collectors, drivers, and outdoor purists who expect more than storage & demand a true lifestyle amenity. Conceived for Montana's climate & crafted with discretion, security, and sophistication in mind, EVESO offers individually owned, highly specialized garage condos tailored to protect showcase, and support prized vehicles & equipment from exotic & collector automobiles to performance trucks, motorsport rigs, and backcountry gear. A range of thoughtfully designed floor plans & sizes allows owners to select the scale that best suits their collection and ambitions, in a multi-vehicle compound with space for lifts, workshops, and lounge environments. Each unit is titled real estate, providing the permanence and security of ownership with the flexibility to personalize your space into a private showroom, workshop, or adventure headquarters. Accommodating 17-22 foot ceiling heights, integrated mezzanine levels and owner customizable interiors allow for lifts, lounges, offices, or curated display environments, designed to reflect the individuality of each owner. Beyond the garage, EVESO delivers a true club experience. Owners enjoy access to a refined Members Club & Lounge and a dedicated in-house support team providing professional maintenance and detailing, storage management, seasonal preparation and logistics. Engineered for year-round performance and absolute peace of mind, EVESO provides a secure, climate-controlled, 24/7 access environment, purpose built for those who view their vehicles not simply as transportation, but as passion and precision. Features include: commercial garage doors | Integrated mezzanine levels (per plan) | 150-amp individually metered electrical service | Finished restroom | Finished flooring with internal floor drains | High-efficiency LED Lighting | Fire suppression system | Individual mailing address & mailbox access onsite | Vehicle maintenance & detailing facility | Asset Management | Members Clubhouse, Lounge & Shared Common Areas | Logistic Concierge. EVESO is not just storage...it is ownership, community, and a refined home for your machines and pursuits.



## FEATURES

<b>Status:</b>	Active
<b>Type:</b>	CommercialSale
<b>Listing Date:</b>	2026-02-16
<b>Listing Agent:</b>	PollyAnna Snyder of Engel & Volkers - Bozeman

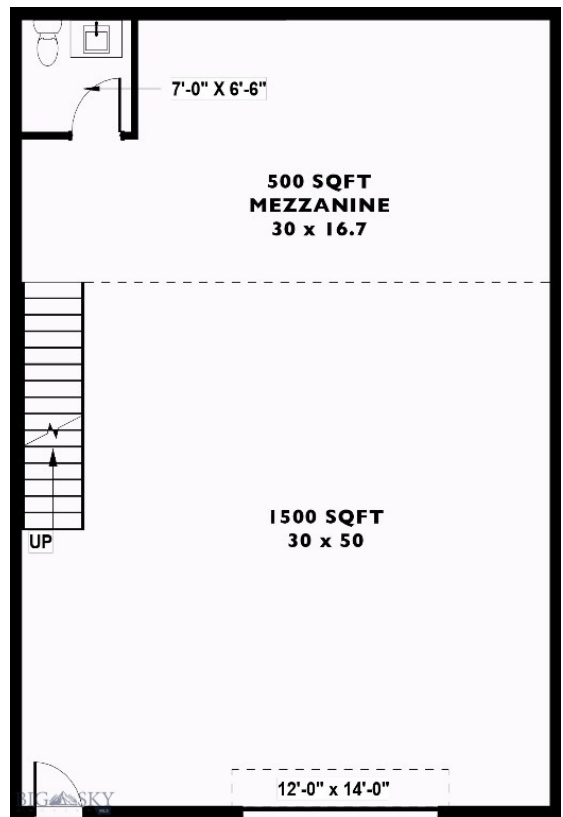
<b>Year Built:</b>	2026
<b>Baths:</b>	1
<b>Heating/Cooling:</b>	Electric ForcedAir HeatPump CentralAir, WallWindowUnits

## LOCATION

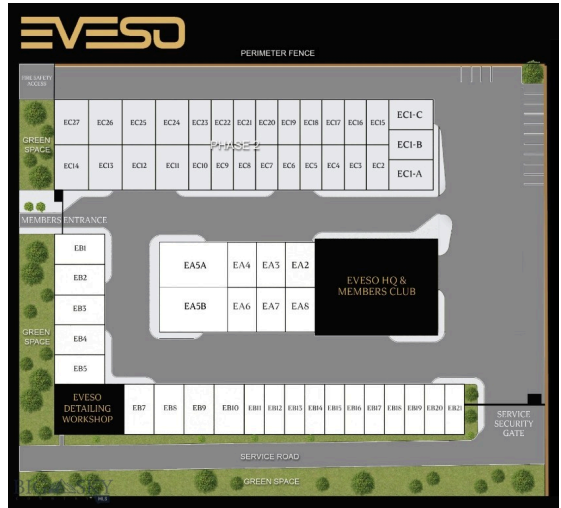


Address: TBD Leader Lane, Belgrade MT 59718

# PHOTOS







EVE50 Bozeman General  
Montana, AC 4.1



Mapbox

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# BELGRADE LIFESTYLE



With a population of about 8,000 people, Belgrade has the amenities and services buyers expect for a town of this size. The Belgrade School District includes Elementary Schools, a Middle School, and a High School. Belgrade neighborhoods and surrounding areas are experiencing significant population growth, with numerous new subdivisions under development. Belgrade, Montana is located just 11 miles to the northwest of Bozeman, Montana making it a desirable location. Many Belgrade Homes for sale have views of the mountain ranges and open land surrounding the Gallatin Valley.

Homes in Belgrade offer convenient access to the Bozeman Yellowstone International Airport, and to the Interstate. Belgrade has a small downtown area with grocery stores, restaurants, and shopping. Belgrade is just over 10 minutes from Bozeman's N 19th Ave shopping district which includes stores like Costco, Target, etc.

When it comes to outdoor recreation Belgrade is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities. Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955 is located 24 miles from Belgrade. Big Sky Resort is 44 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.

The world's most famous Blue Ribbon fly fishing rivers (Yellowstone, Madison, Gallatin, Jefferson, Beaverhead, and Missouri rivers) are all nearby making this area a world class destination for fly fishing. Yellowstone National Park (2.2 million acres) is located 90 miles south of Belgrade, Montana.

The median price of a single family home in Belgrade is 30% lower priced than single family homes in Bozeman and appeals to buyers seeking lower priced real estate, yet still want to be close to the amenities of Bozeman.

# 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.

# BELGRADE 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 Belgrade and the surrounding areas.

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



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