

# DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger  
BROKER / OWNER  
406.581.7504

**THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT**

*Powered by Data, Technology, and Local Expertise*



## 4055 Valley Commons Drive, Bozeman MT 59715

\$1,774,800

Acres: ±

MLS#: 409017

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DelgerRealEstate.com

REALTOR®  
**MLS**   
Information deemed reliable,  
but not guaranteed

# INTRODUCTION

This unique property offering spans approximately 4,732 square feet, and includes 18 treatment rooms/office suites and a spacious studio designed to accommodate a wide variety of uses, workshops, educational gatherings, and other assorted events. It is currently being utilized for wellness-related activities & classes. Unit F serves as the primary reception and waiting area and is defined by its bright, open-concept layout. The suite includes a front desk, attached kitchenette, six treatment rooms, additional storage space, and double doors leading to a covered deck with beautiful south-facing mountain views. Adjacent Unit G features a large studio space currently utilized for wellness practices, formal and informational classes, and community gatherings hosted by practitioners. This suite also includes five offices, a storage closet, a sink with granite countertops and cabinetry, and oversized double doors opening to a covered deck with stunning northeastern views of the Bridger Mountains. Located across the hallway, Unit E consists of seven additional office suites rooms primarily occupied by wellness practitioners. Several of the offices are plumbed for sinks, and the unit also includes a spacious storage closet with washer and dryer hookups. Each treatment room has been thoughtfully designed to comfortably accommodate massage tables and wellness furnishings while maintaining ample circulation and functionality. Notably, 10 of the 18 treatment rooms feature windows, offering abundant natural light a distinctive feature rarely found in comparable wellness or office spaces. The HOA is in strong standing and has recently completed significant exterior upgrades to the property. Additional amenities include elevator access to the second floor, shared common-area restrooms, individual A/C units for each suite, extensive on-site parking with 25+ dedicated spaces, and abundant off-street parking for clients and guests. While the current wellness-centered environment offers strong synergy and continuity, the property also allows flexibility for a wide range of professional or commercial uses. Additionally, Units E, F, and G are legally distinct units and may be sold separately, offering flexibility for phased ownership, investment strategies, or future resale opportunities.

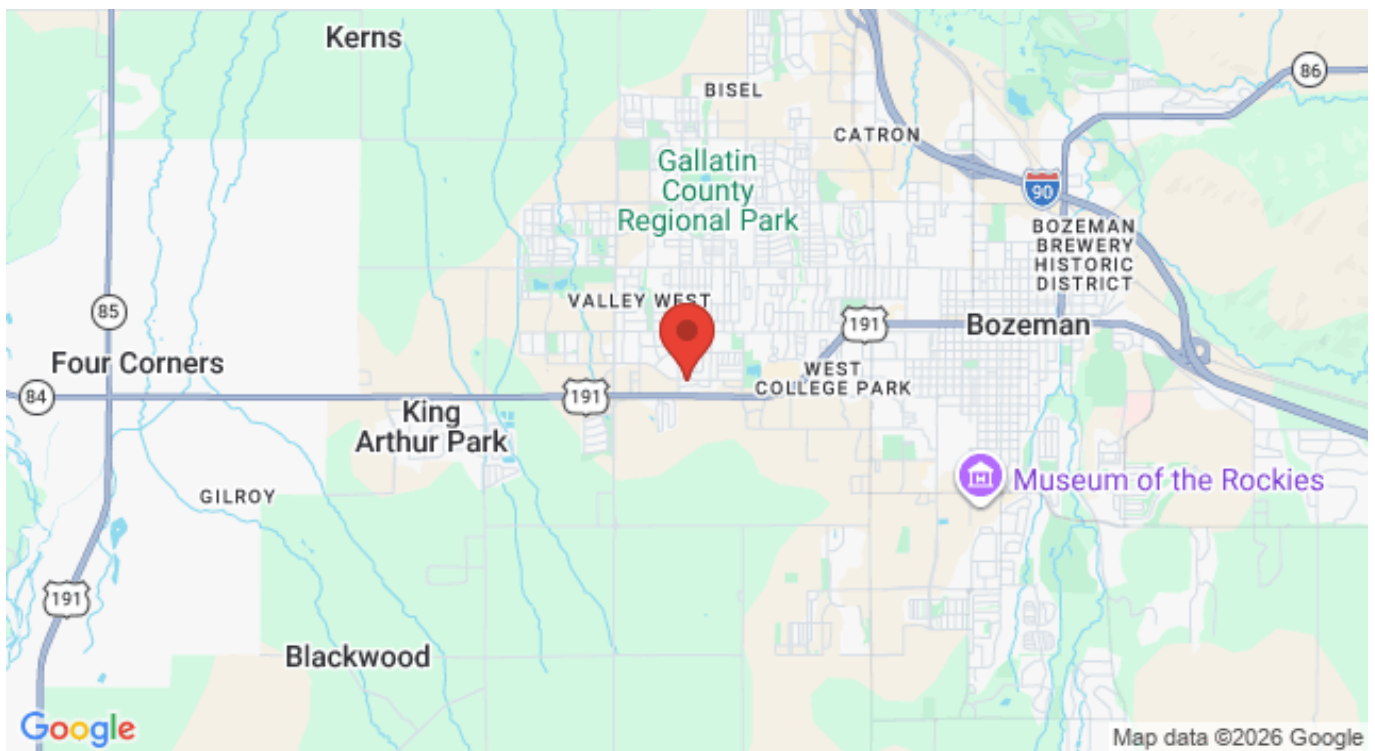


## FEATURES

<b>Status:</b>	Active
<b>Type:</b>	CommercialSale
<b>Listing Date:</b>	2026-03-02
<b>Listing Agent:</b>	Arison Antonucci-Burns of Aspire Realty

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

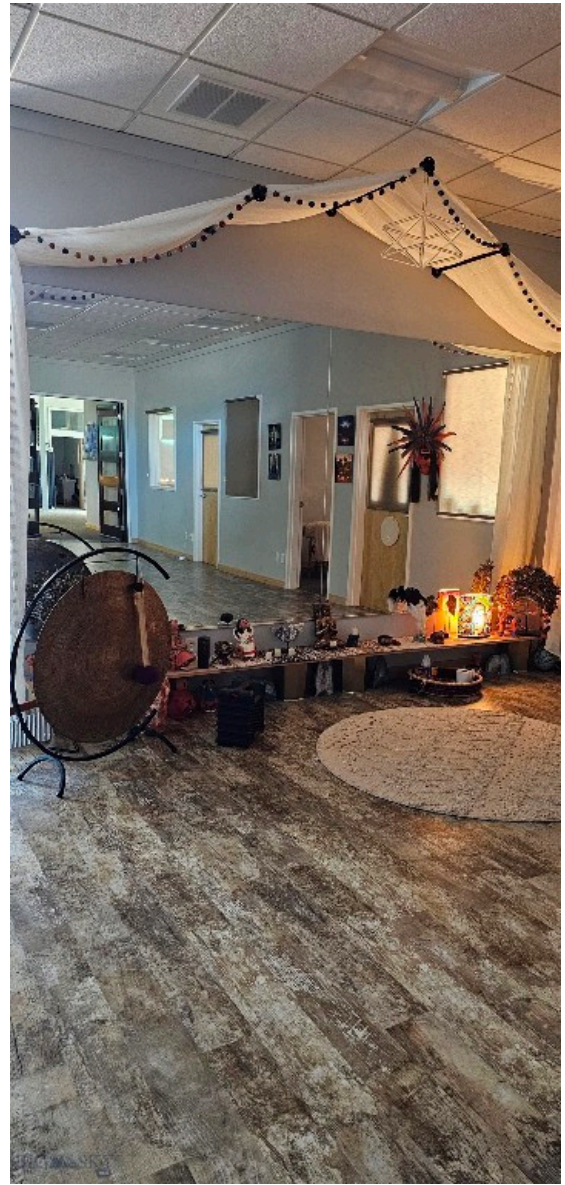
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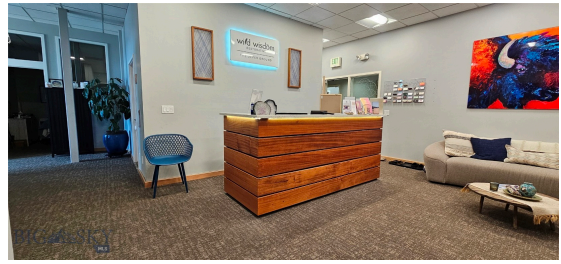
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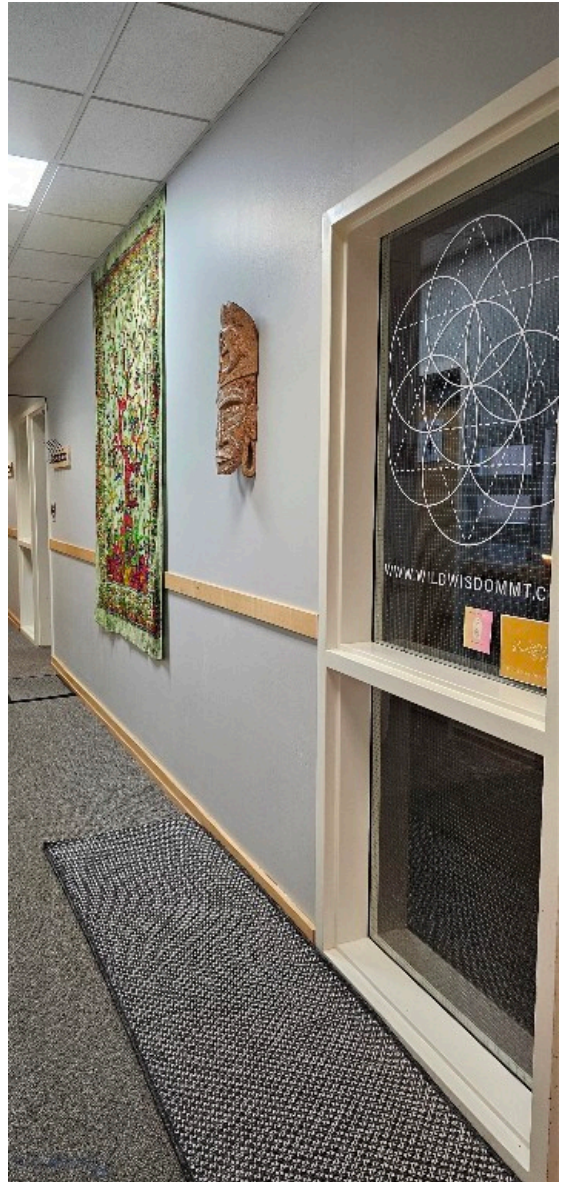
# PHOTOS

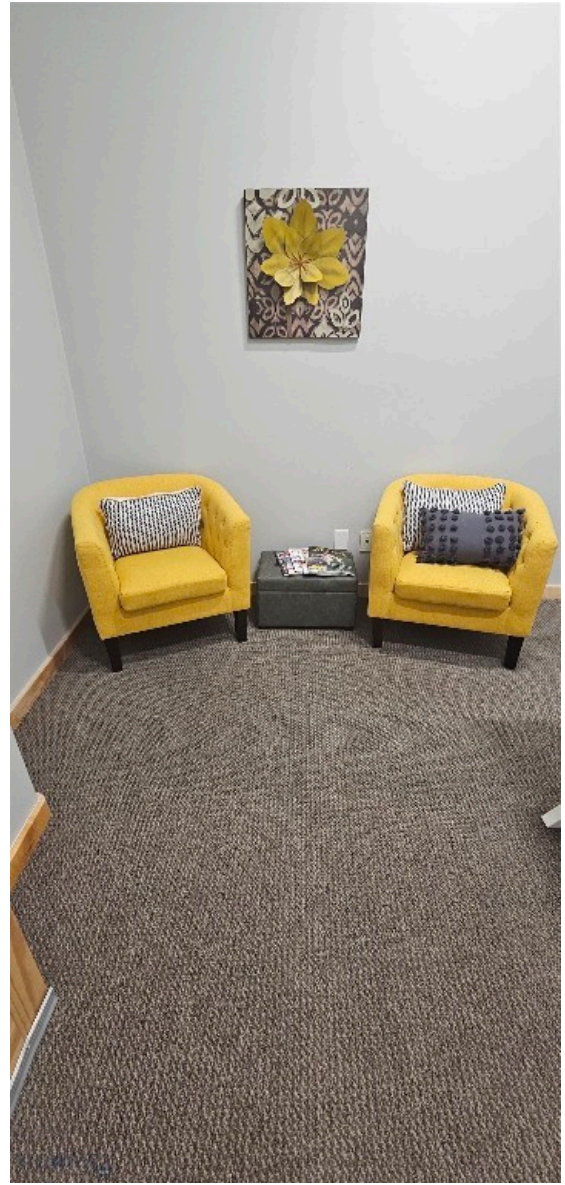




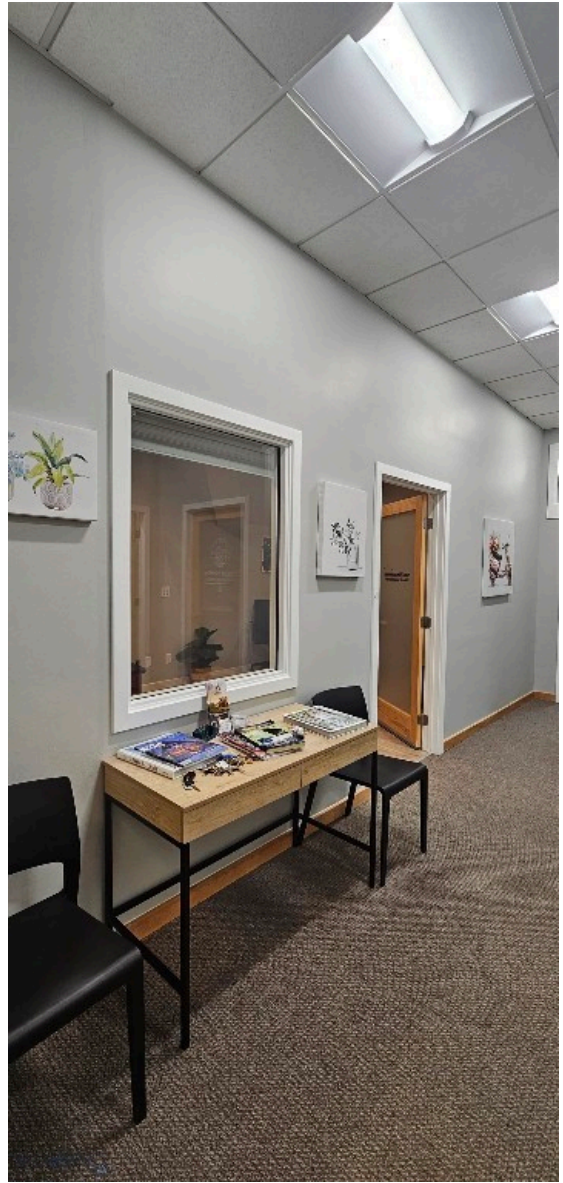






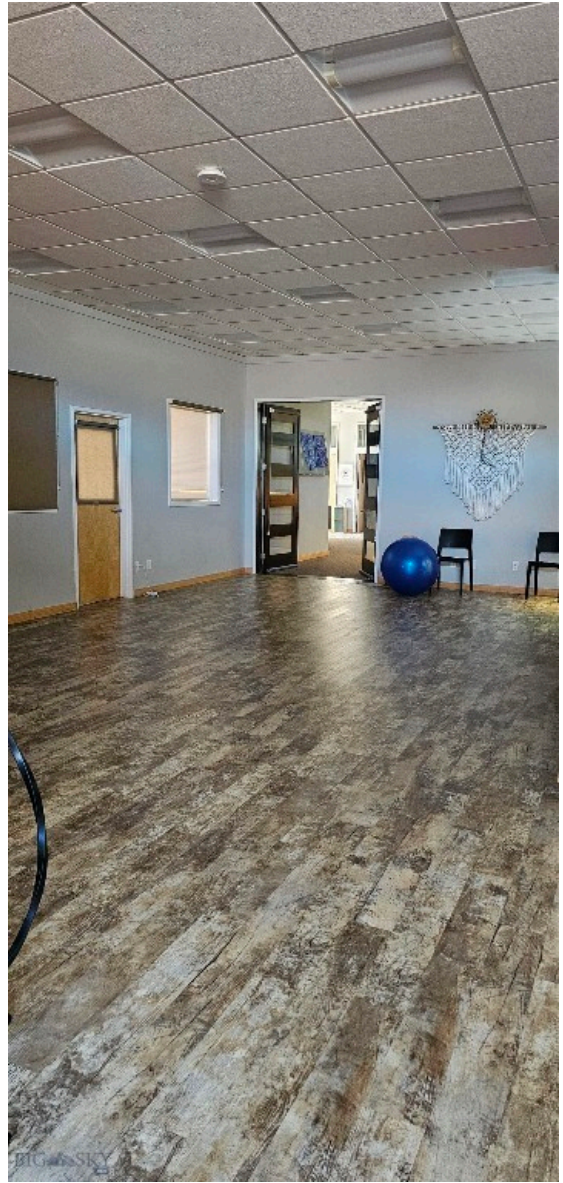


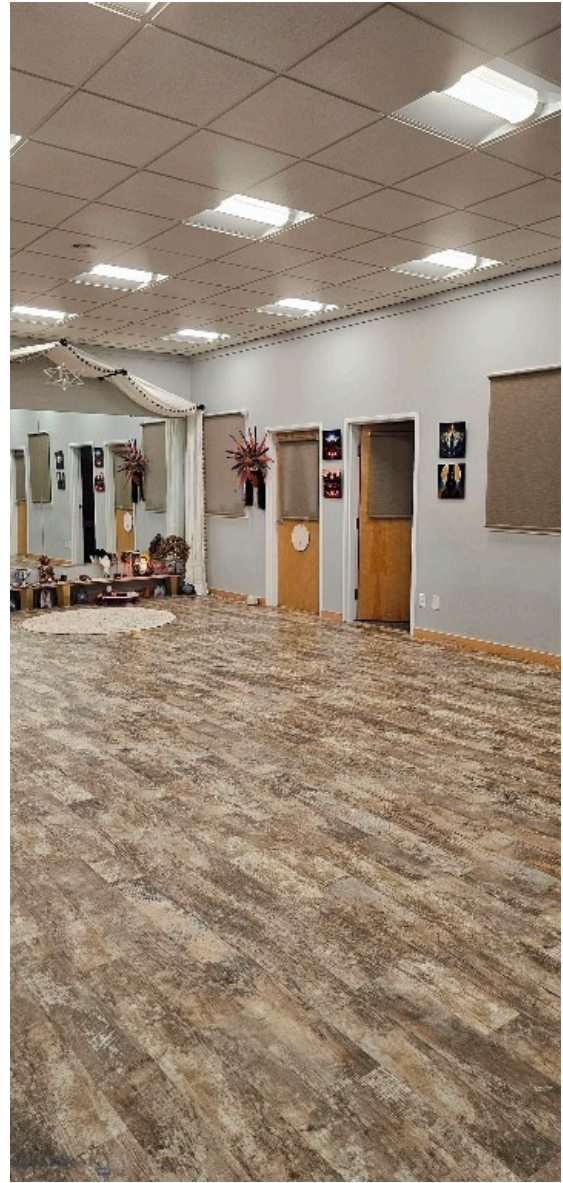




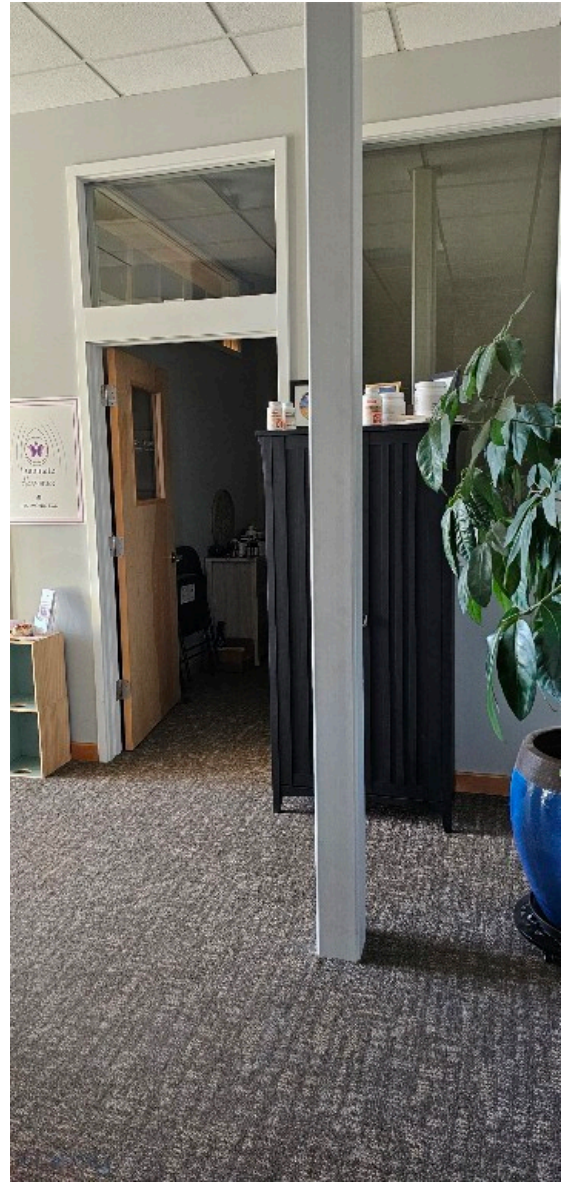
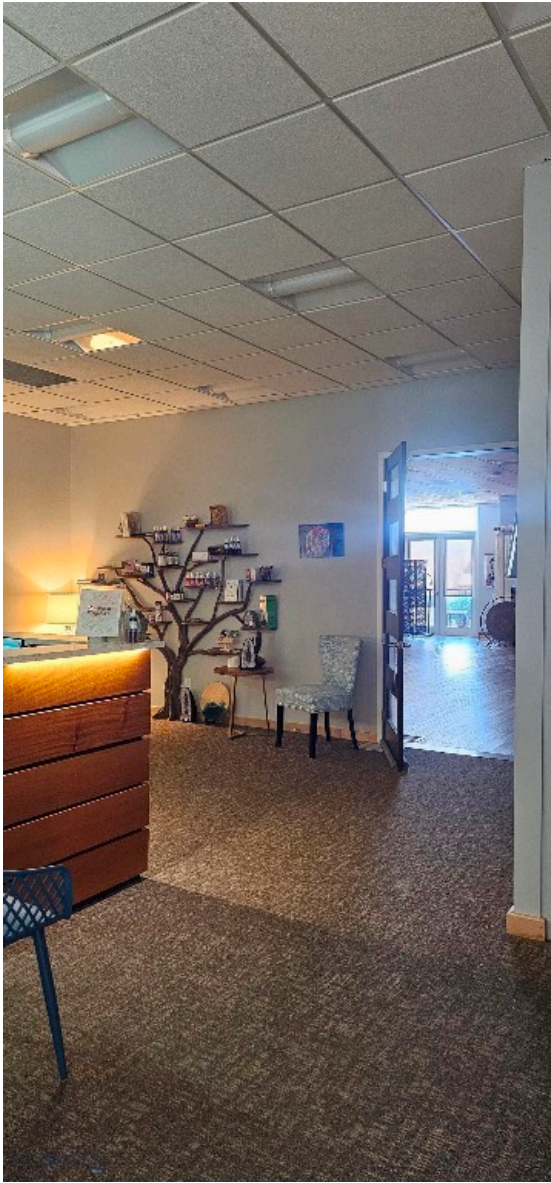














# BOZEMAN LIFESTYLE™



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.

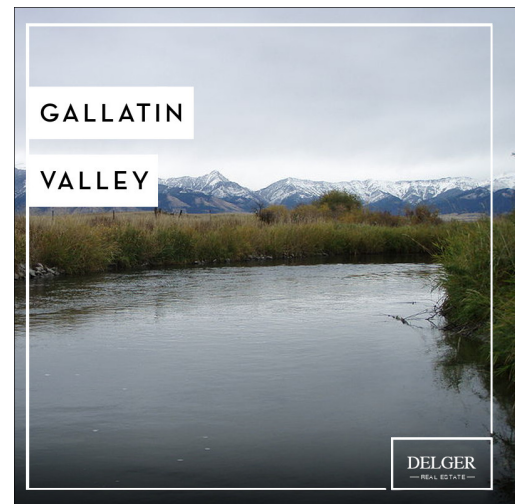
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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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