



THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



77300 Gallatin Road, Bozeman MT 59718

\$1,495,000

Acres: ± 1.73

MLS#: 411111

INTRODUCTION

Direct highway frontage in one of the area's highest daily traffic counts, 77300 Gallatin Road is situated on Hwy 191 connecting Bozeman to Big Sky. This 1.73-acre property offers a combination of residential & commercial functionality, delivering exceptional visibility & accessibility as a long-term value in one of Bozeman, Belgrade, & Big Sky's fastest-growing corridors. Income potential is turn-key provided by the existing 2,020 sq ft log home (ideal for residential or office conversion) and 1,1014 sq ft, 3-car garage providing owner-operator or on-site management, while the expansive, flexible, open acreage provides an immediate opportunity for contractors, trades, or small business operations, & development. The property's 1.73-acres significantly enhances 77300's investment opportunity with a layout that could support warehouse/storage development, commercial/multi-family build out, equipment storage, service-based businesses, or live/work configurations & development into a full-blown commercial/light industrial property. Locationally only ~15 minutes to Bozeman, ~35 minutes to Big Sky Resort, & maintaining direct access to one of Montana's most traveled corridors, this is a rare opportunity to secure a flexible, highly-visible asset in the heart of Gallatin Valley's direct path of growth. Properties like 77300 Gallatin Rd have become increasingly difficult to replicate as local inventory of small-acreage, high-visibility parcels continues to tighten & are historically incredibly limited in number. Squarely seated in the line of notable commercial exposure, where the demand for commercial and hybrid-use property continues to outpace supply, this acreage proves highway frontage, usability, contributory value of improvement, income potential & a flexible zoning/use profile. As growth continues to push South from Bozeman and North from Big Sky, this acreage sits in a narrowing window of opportunity offering significant potential for contractor and/or service-based businesses, live/work residence for on-site operations, equipment storage/staging, logistics yard space, other commercial/multi-family build out plans, & simply a long-term hold for current or future additional development as its corridor density ever increases. The combination of exposure, flexibility, and future scalability offer an owner-users unlocked value for highest and best use as a commercial or hybrid investment. Call today for a private showing.



FEATURES

Status:	Active
Type:	Residential
Sub Type:	SingleFamilyResidence
Acres:	± 1.73
View:	Mountains, Rural, Valley
Water Features:	None
Listing Date:	2026-05-12
Listing Agent:	Carissa Maus of ERA Landmark Real Estate

Style:	Custom
Year Built:	1998
Beds:	4
Baths:	2
Appliances:	Dryer, Microwave, Range, Refrigerator, Washer, SomeGasAppliances, Stove
Heating/Cooling:	Baseboard Wood CeilingFans, None

LOCATION



Address: 77300 Gallatin Road, Bozeman MT 59718

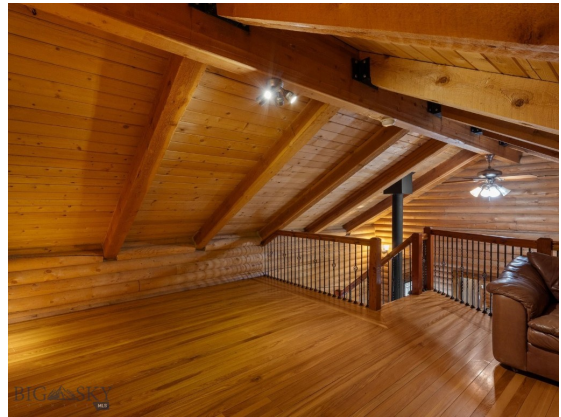
PHOTOS













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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