



129 W MAIN STREET

BOZEMAN, MT 59715



\$6,250,000 | MLS #382698 | 9,802SF | Mixed Use

FOR SALE

SUNNY ODEGARD

broker
406.570.4931
sunny@so-red.com

1276 North 15th Avenue #103 | Bozeman, MT 59715

starncommercial.com

This information has been obtained from sources believed reliable. We have not verified information and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent current or future performance. You and your advisors should conduct careful, independent investigation of the property to determine your satisfaction and suitability of the property for your needs.



129 W MAIN STREET

BOZEMAN, MT 59715



360° VIRTUAL TOUR

PROPERTY HIGHLIGHTS

- Prime Main Street store front
- Mixed use
- Turn-key short term rental income
- Strong long-term commercial tenants
- Extensively renovated in 2007
- Engineered for 3rd story addition
- B3 Zoning - Central Business

LOCATION DESCRIPTION

Located in the heart of downtown Bozeman near the NE corner of N Grand Ave & W Main St intersection. Directly across the street from The Lark Hotel.

OFFERING SUMMARY

Sale Price:	\$6,250,000
Lot Size:	4,760 SF
Building Size:	9,802 SF
Year Built:	1910

FOR SALE

SUNNY ODEGARD

broker
406.570.4931
sunny@so-red.com

1276 North 15th Avenue #103 | Bozeman, MT 59715

starncommercial.com

This information has been obtained from sources believed reliable. We have not verified information and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent current or future performance. You and your advisors should conduct careful, independent investigation of the property to determine your satisfaction and suitability of the property for your needs.



129 W MAIN STREET

BOZEMAN, MT 59715



PROPERTY DESCRIPTION

Legacy property in the heart of downtown Bozeman boasting prime store front on the sunny side of Main Street. The building underwent a massive renovation in 2007 including rehabilitation of the exquisite exterior, updated electrical, plumbing, HVAC, addition of elevator shaft, and structural fortification for the future expansion of the second level and the addition of a third story. This mixed-use property comprises seven units, with three already leased to long-term commercial tenants, three operating as short-term rentals, and one boasting a versatile retail/office space currently available for lease. This is a turn-key investment opportunity with the intrinsic value of potential additional space. Imagine the possibility of creating your own downtown penthouse apartment on Main Street with unobstructed north facing views of the Bridger Mountain Range. Now is your chance to own one of the oldest buildings in the downtown area which is truly part of the fabric of Bozeman.

FOR SALE

SUNNY ODEGARD

broker
406.570.4931
sunny@so-red.com

1276 North 15th Avenue #103 | Bozeman, MT 59715

starncommercial.com

This information has been obtained from sources believed reliable. We have not verified information and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent current or future performance. You and your advisors should conduct careful, independent investigation of the property to determine your satisfaction and suitability of the property for your needs.



AVAILABLE FOR LEASE

BOZEMAN, MT 59715



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
129 W Main Street #A3	Available	1,570 SF	NNN	\$18.00 SF/yr	Welcome to 129 W Main A3, a fantastic opportunity nestled in the heart of Downtown Bozeman. This 1570 square foot basement unit boasts prime Main Street frontage, ensuring high visibility and exposure to the bustling foot traffic that graces the area. Immaculately maintained, this space is not only aesthetically pleasing but also practical, featuring a full kitchen that adds to its versatility. The layout includes three enclosed rooms or offices, providing the perfect setup for a variety of businesses seeking dedicated workspaces. Whether you're looking to establish a retail presence, office space, or a combination of both, 129 W Main A3 presents an exceptional canvas for your business endeavors.

FOR SALE

SUNNY ODEGARD

broker
406.570.4931
sunny@so-red.com

1276 North 15th Avenue #103 | Bozeman, MT 59715

starncommercial.com

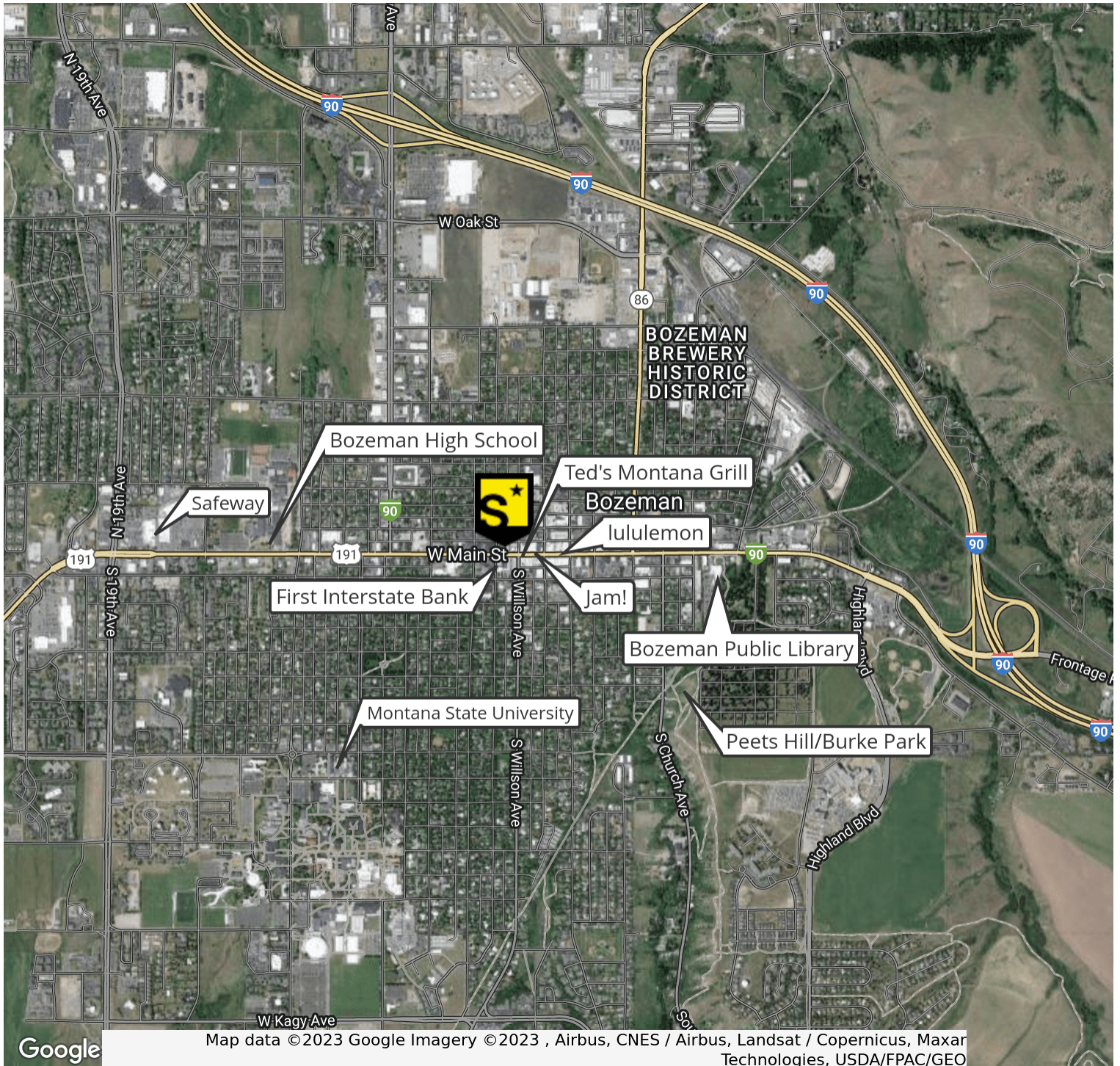
This information has been obtained from sources believed reliable. We have not verified information and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent current or future performance. You and your advisors should conduct careful, independent investigation of the property to determine your satisfaction and suitability of the property for your needs.



STARNER
COMMERCIAL
REAL ESTATE

129 W MAIN STREET

BOZEMAN, MT 59715



FOR SALE

SUNNY ODEGARD

broker
406.570.4931
sunny@so-red.com

1276 North 15th Avenue #103 | Bozeman, MT 59715

starncommercial.com

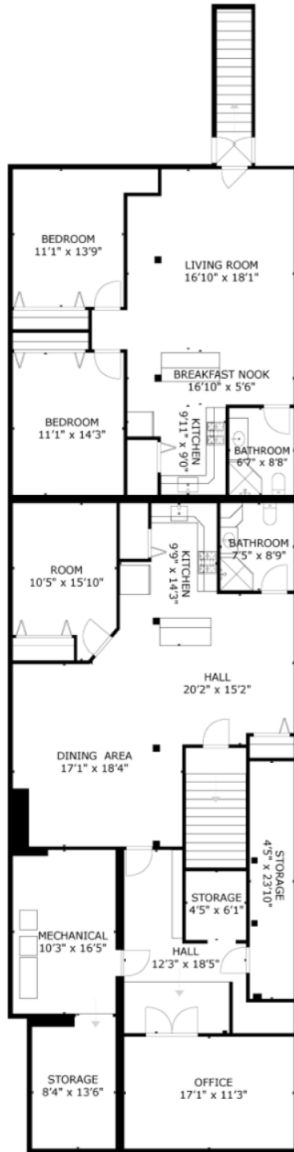
This information has been obtained from sources believed reliable. We have not verified information and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent current or future performance. You and your advisors should conduct careful, independent investigation of the property to determine your satisfaction and suitability of the property for your needs.



STARNER
COMMERCIAL
REAL ESTATE

129 W MAIN STREET

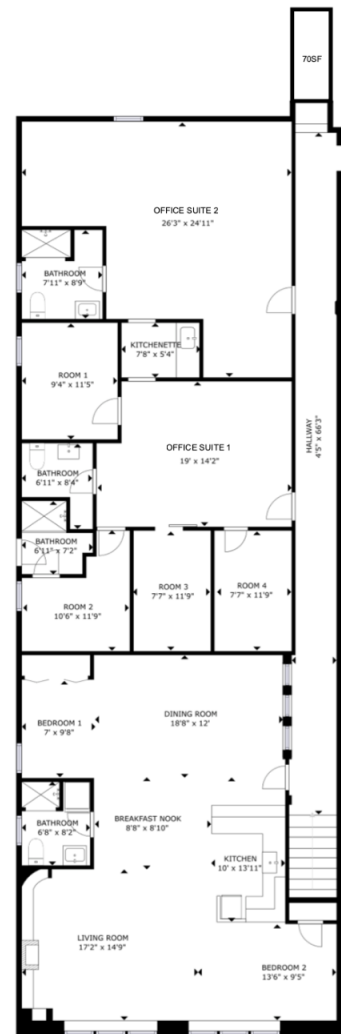
BOZEMAN, MT 59715



BASEMENT



MAIN LEVEL



2ND LEVEL

FOR SALE

SUNNY ODEGARD

broker

406.570.4931

sunny@so-red.com

1276 North 15th Avenue #103 | Bozeman, MT 59715

starncommercial.com

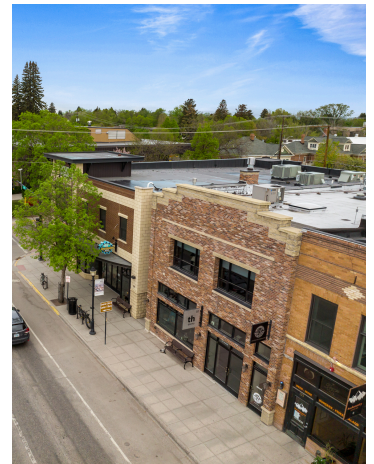
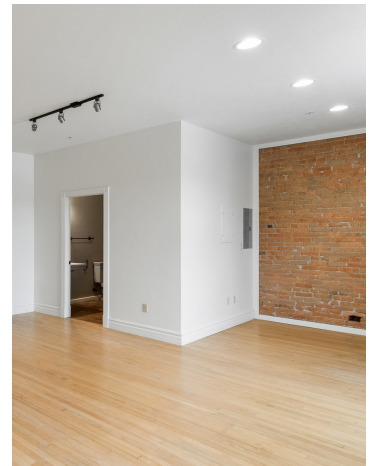
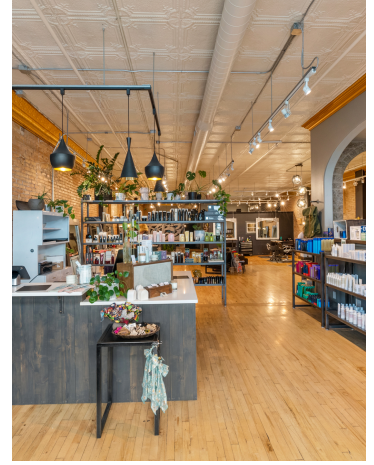
This information has been obtained from sources believed reliable. We have not verified information and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent current or future performance. You and your advisors should conduct careful, independent investigation of the property to determine your satisfaction and suitability of the property for your needs.



STARNER
COMMERCIAL
REAL ESTATE

129 W MAIN STREET

BOZEMAN, MT 59715



FOR SALE

SUNNY ODEGARD

broker
406.570.4931
sunny@so-red.com

1276 North 15th Avenue #103 | Bozeman, MT 59715

starncommercial.com

This information has been obtained from sources believed reliable. We have not verified information and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent current or future performance. You and your advisors should conduct careful, independent investigation of the property to determine your satisfaction and suitability of the property for your needs.