

NE NEIGHBORHOOD OPPORTUNITY

725 E COTTONWOOD ST & 704 FRONT ST | BOZEMAN, MT 59715

INVESTMENT & REDEVELOPMENT OPPORTUNITY



PROPERTY INFORMATION

(Location – 2 Parcels)

Asking Price	\$1,950,000*
Total Land Area	±18,600 SF
Total Building Area	±8,275 SF
Warehouse	±4,875 SF
Zoning	NEHMU
Parcels	Two separately deeded parcels
Existing Income	Duplex generating over ~\$5,000/month

KEY HIGHLIGHTS

- Historic warehouse with adaptive reuse potential
- Renovated, fully leased duplex providing in-place income
- Two-parcel investment opportunity
- Northeast Bozeman location near established neighborhood businesses
- Residential and commercial development potential, subject to applicable approvals

AREA DEMOGRAPHICS

2026 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	41,914	65,501	75,589
MEDIAN HH INC	\$91,406	\$97,621	\$101,790
AVERAGE HH INC	\$133,973	\$138,683	\$146,413



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Property Overview

Located in Bozeman's evolving northeast corridor, 725 E Cottonwood Street and 704 Front Street present a unique opportunity to acquire two separately deeded parcels combining historic character, existing rental income, and future redevelopment potential.

The offering encompasses approximately ~18,600 square feet of land and 8,275 square feet of existing improvements, including a historic 4,875-square-foot warehouse constructed in 1895 and a recently renovated, & a fully leased duplex.

The warehouse is currently leased on a month-to-month basis. The neighboring duplex provides more than \$5,000 per month in rental income (\$2,500/unit), offering an income-producing component while ownership evaluates longer-term opportunities.

Zoned Northeast Historic Mixed-Use (NEHMU), the property supports consideration of a range of residential and commercial uses, subject to zoning requirements and applicable approvals.

Positioned near Wild Crumb Bakery, Treeline Coffee, and Fink's Deli, the property benefits from proximity to established neighborhood businesses and ongoing investment in Northeast Bozeman.

Investment Highlights

- Historic Character: Original warehouse dating to 1895
- Existing Income: Fully leased duplex generating over \$60,000 annually in gross rent
- Redevelopment Flexibility: Two parcels totaling approximately 0.43 acres
- Adaptive Reuse Potential
- Location: Within Northeast Bozeman's established mixed-use neighborhood



Daniel Zelson, of Charter Realty Company, Licensed Real Estate Broker

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PROPERTY DETAILS & PARCEL BREAKDOWN

±18,600 SF TOTAL LAND AREA		±8,275 SF TOTAL IMPROVEMENTS	
725 COTTONWOOD		704 FRONT STREET	
Primary Improvement	Historic warehouse	Renovated duplex	
Land Area	±11,500 SF	±7,100 SF (derived)	
Building Area	±4,875 SF	±3,400 SF (derived)	
Occupancy	Month-to-month lease	Fully leased	
Property Type	Commercial / Warehouse	Residential	



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EXISTING IMPROVEMENTS / PROPERTY PHOTOS



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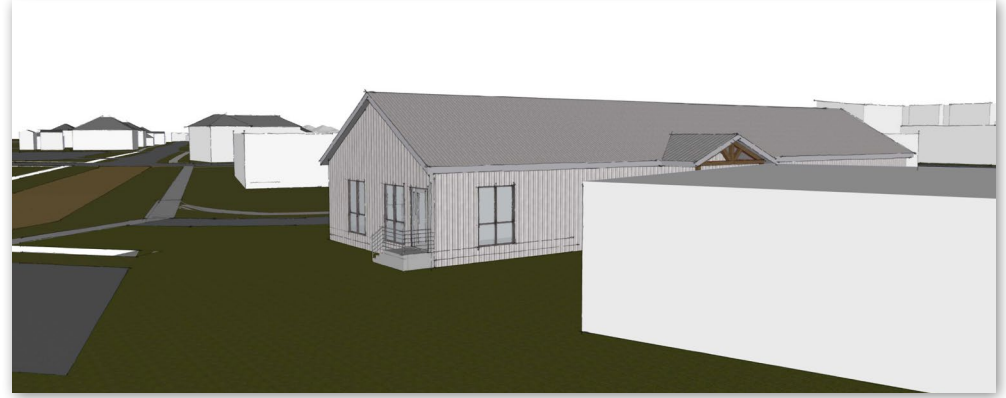
EXISTING IMPROVEMENTS / PROPERTY PHOTOS

Redevelopment & Adaptive Reuse Opportunity (Conceptual)

The property's NEHMU zoning and existing building configuration create an opportunity to explore a variety of investment strategies, including adaptive reuse of the historic warehouse, continued operation of existing improvements, or a broader redevelopment approach encompassing both parcels.

Potential uses identified in the previous offering include residential, office, retail, restaurant, and other commercial applications, subject to applicable zoning and development approvals.

Preliminary architectural concepts prepared by Intrinsik Architecture illustrate potential redevelopment scenarios for the warehouse parcel. These concepts are for illustrative purposes only and have not received entitlements.



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INTERIOR PHOTOS



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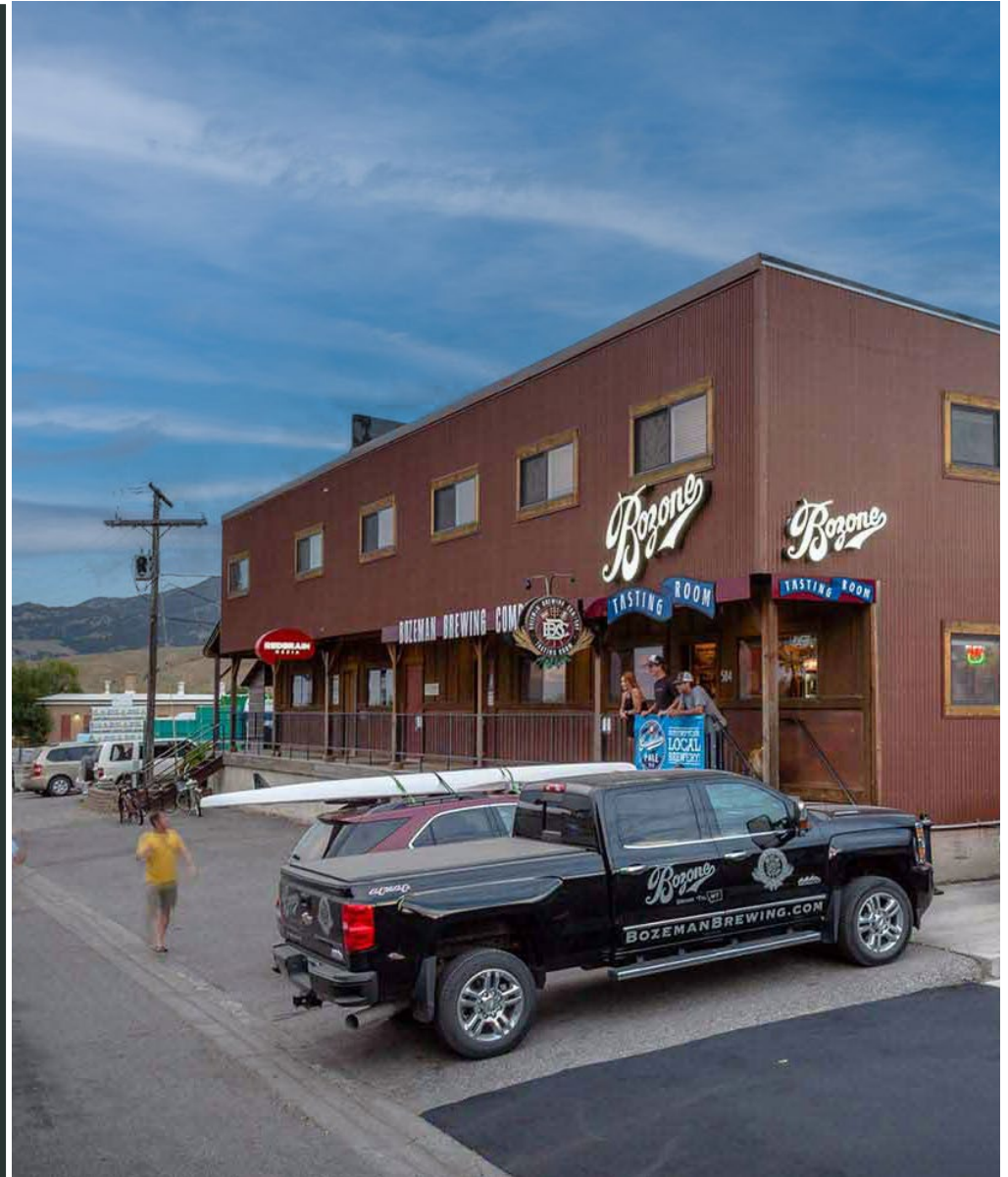
Northeast Bozeman Neighborhood Overview

Northeast Bozeman has emerged as a distinctive mixed-use neighborhood characterized by historic industrial buildings, locally owned businesses, residential communities, and adaptive reuse projects.

The neighborhood's character is defined by its blend of established residential streets and former industrial properties that have transitioned toward commercial, creative, and neighborhood-serving uses.

Located near Wild Crumb Bakery, Treeline Coffee, and Fink's Deli, the offering is situated within an area that continues to attract interest from local businesses, residents, and investors.

Its proximity to Downtown Bozeman and the historic train depot area further supports the property's positioning as a potential long-term investment and redevelopment opportunity.



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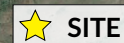
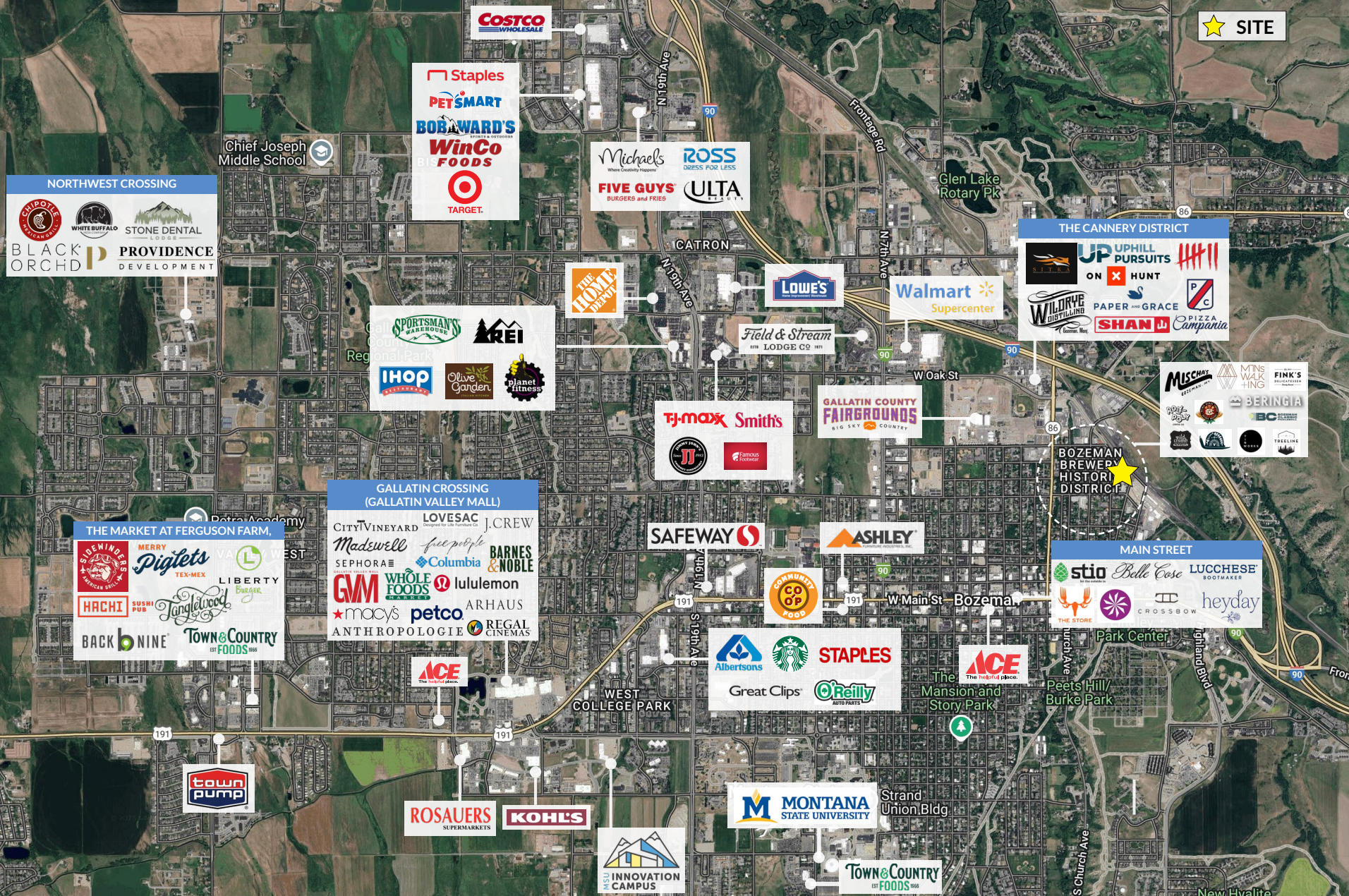
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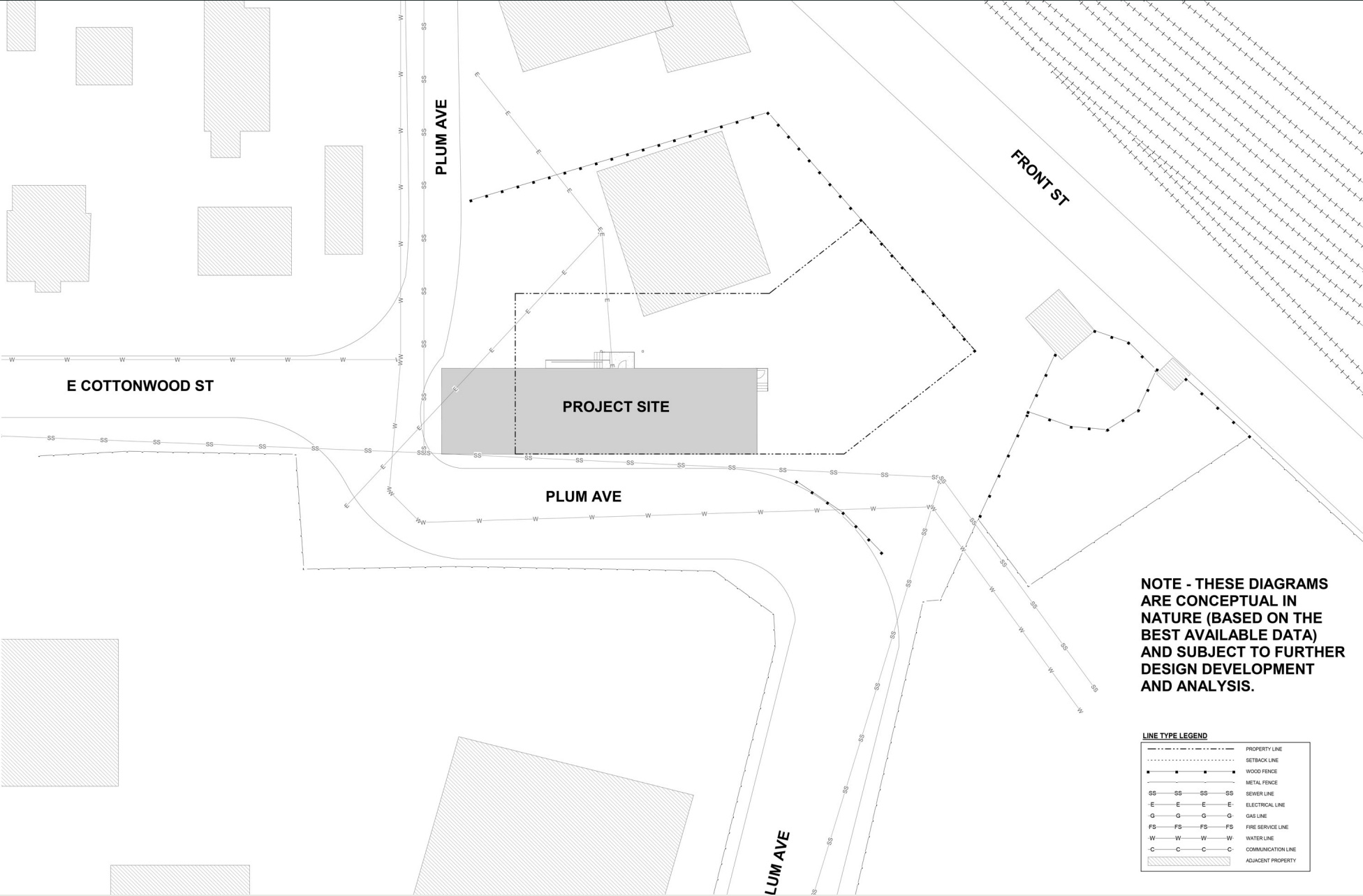
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SITE PLAN



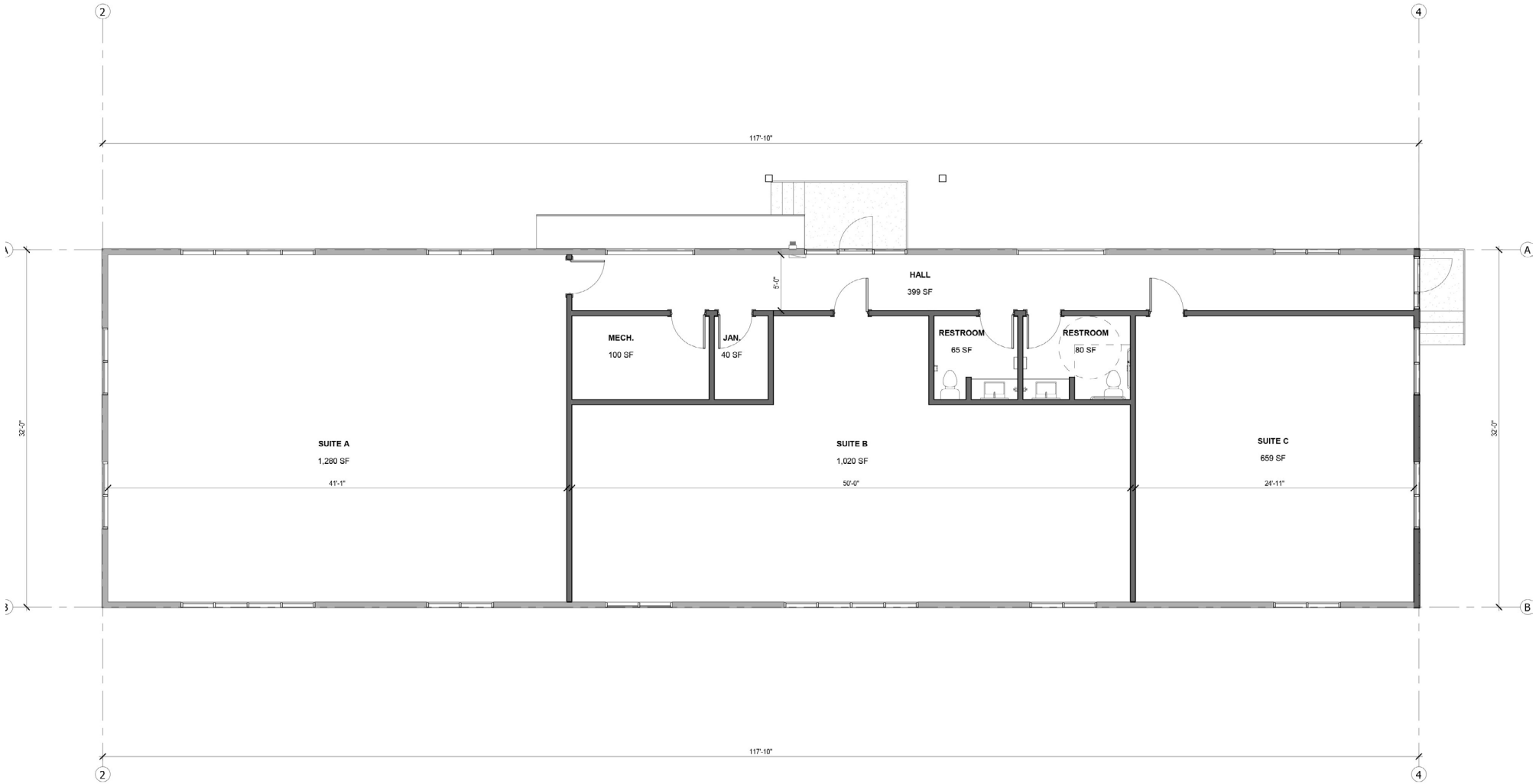
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SITE PLAN



1 FLOOR PLAN
A201 3/16" = 1'-0"



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TRADE AREA DEMOGRAPHICS

3 MILE RADIUS:



Total Population: 41,914

Households: 18,072

Daytime Population: 42,564

Median Age: 30.7



Average Household Income: \$133,973

Median Household Income: \$91,406

5 MILE RADIUS:



Total Population: 65,501

Households: 28,338

Daytime Population: 53,514

Median Age: 31.4



Average Household Income: \$138,683

Median Household Income: \$97,621

7 MILE RADIUS:



Total Population: 75,589

Households: 32,335

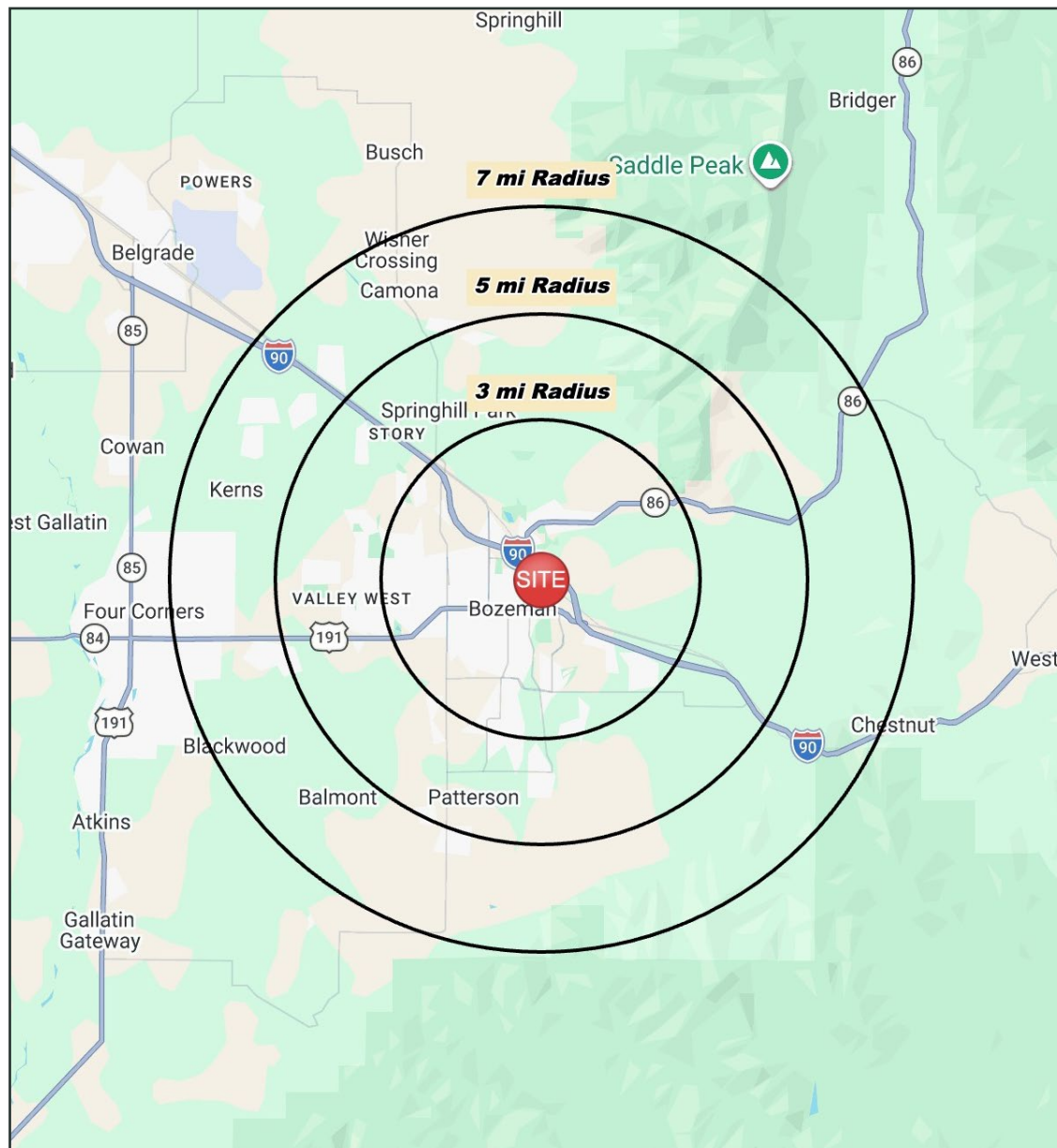
Daytime Population: 59,332

Median Age: 33.0



Average Household Income: \$146,413

Median Household Income: \$101,790



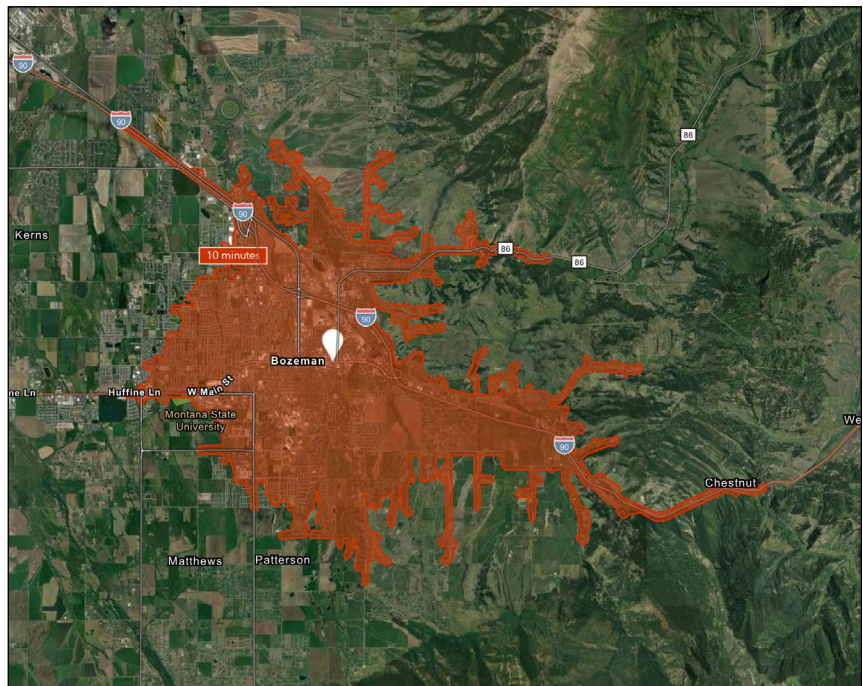
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10 MINUTE DRIVE TIME



KEY FACTS

39,100

Population

\$90,551

Median Household Income

30.8

Median Age

53,595

Daytime Population

TAPESTRY SEGMENTS

College Towns

6,263 households

Socioeconomic Traits

These university-focused communities across metros and suburbs include many students, recent immigrants, and degree holders. Most work part-time nearby in service or government jobs, rent multifamily or campus housing, and live in both large and smaller cities.

Household Types

Singles living alone; singles with roommates

Typical Housing

Multi-Units

Modern Minds

2,314 households

Socioeconomic Traits

Primarily in city outskirts and suburbs, this fast-growing segment includes educated young adults, many foreign-born. They work in diverse industries, earn upper-tier incomes, and live in newer homes with multiple vehicles.

Household Types

Married couples; singles living alone

Typical Housing

Multi-Units

Emerging Hub

2,280 households

Socioeconomic Traits

These growing urban communities consist mostly of young, single professionals and students. Many work remotely in professional fields, rent apartments, and frequently relocate. Walking or biking is sometimes possible.

Household Types

Singles living alone; married couples with no kids

Typical Housing

Multi-Units

TOTAL RETAIL SALES

Includes F&B



\$499,081,432

EDUCATION

Bachelor's Degree
or Higher



65%

OWNER OCCUPIED HOME VALUE

Average



\$785,407

ANNUAL HOUSEHOLD SPENDING

\$4,536

Eating
Out

\$2,856

Apparel &
Services

\$13,530

Groceries

\$8,048

Health
Care



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