NE NEIGHBORHOOD OPPORTUNITY

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

INVESTMENT & REDEVELOPMENT OPPORTUNITY

LOCATED IN BOZEMAN'S OPPORTUNITY ZONE 2.0



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

FOR MORE INFORMATION CONTACT:

ANDREW INCHES | 406.581.6595 | Andrew@CharterRealty.com

CRAIG MUELLER | 561.371.8437 | CraigM@CharterRealty.com

CHARTER REALTY

www.CharterRealty.com

NE NEIGHBORHOOD OPPORTUNITY

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

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

CHARTER REALTY

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

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

NE NEIGHBORHOOD OPPORTUNITY

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

PROPERTY DETAILS & PARCEL BREAKDOWN

±18,600 SF	±8,275 SF
TOTAL LAND AREA	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





CHARTER REALTY

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

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

NE NEIGHBORHOOD OPPORTUNITY

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

EXISTING IMPROVEMENTS / PROPERTY PHOTOS









CHARTER REALTY

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

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

NE NEIGHBORHOOD OPPORTUNITY

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

EXISTING IMPROVEMENTS / PROPERTY PHOTOS

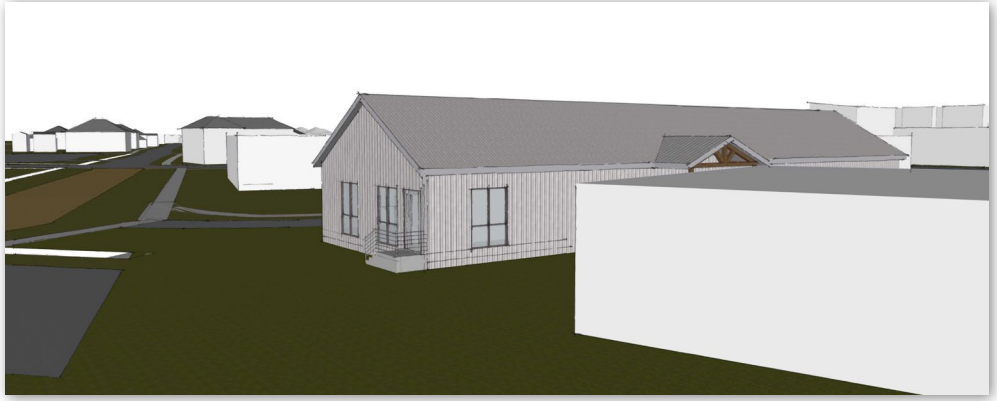
Redevelopment & Adaptive Reuse Opportunity (Conceptual)

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.









CHARTER REALTY

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

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

NE NEIGHBORHOOD OPPORTUNITY

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

INTERIOR PHOTOS











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

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

NE NEIGHBORHOOD OPPORTUNITY

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

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.



CHARTER REALTY

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

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

NE NEIGHBORHOOD OPPORTUNITY

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



CHARTER REALTY

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

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

NE NEIGHBORHOOD OPPORTUNITY

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



CHARTER REALTY

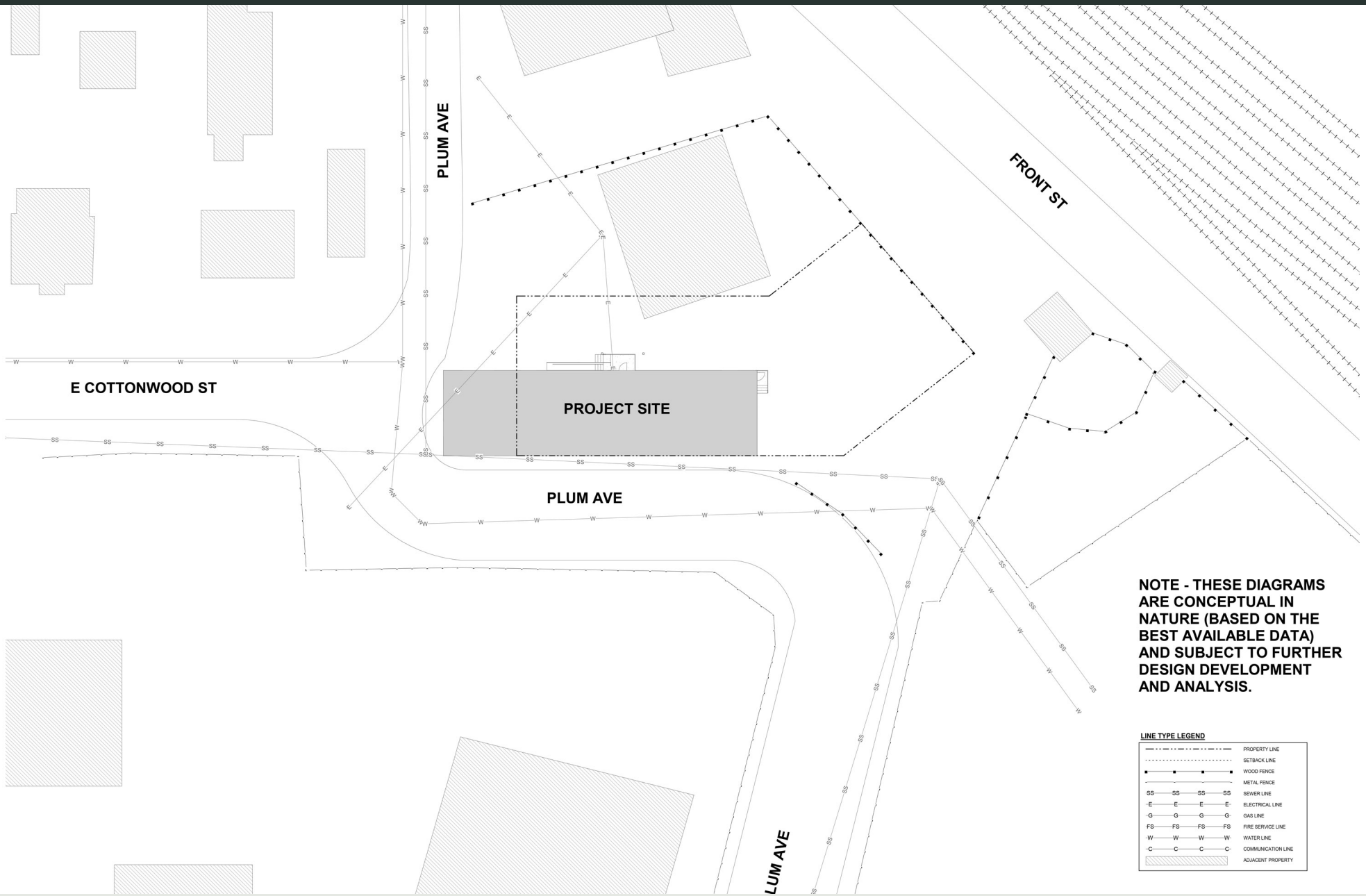
Daniel Zelson, of Charter Realty Company, Licensed Real Estate Broker

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

NE NEIGHBORHOOD OPPORTUNITY

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

SITE PLAN



CHARTER REALTY

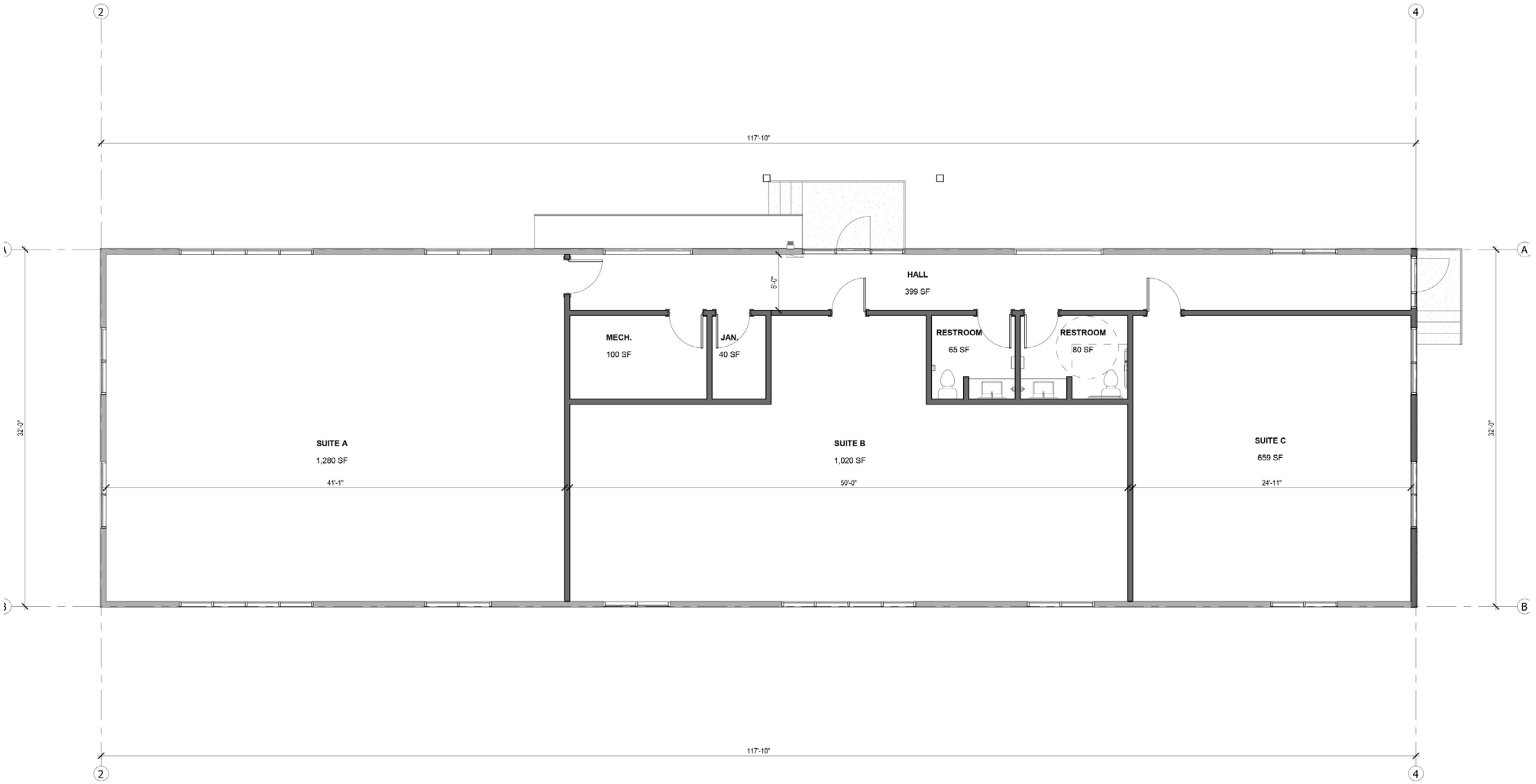
Daniel Zelson, of Charter Realty Company, Licensed Real Estate Broker

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

NE NEIGHBORHOOD OPPORTUNITY

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

SITE PLAN



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

N

CHARTER REALTY

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

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

NE NEIGHBORHOOD OPPORTUNITY

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

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:

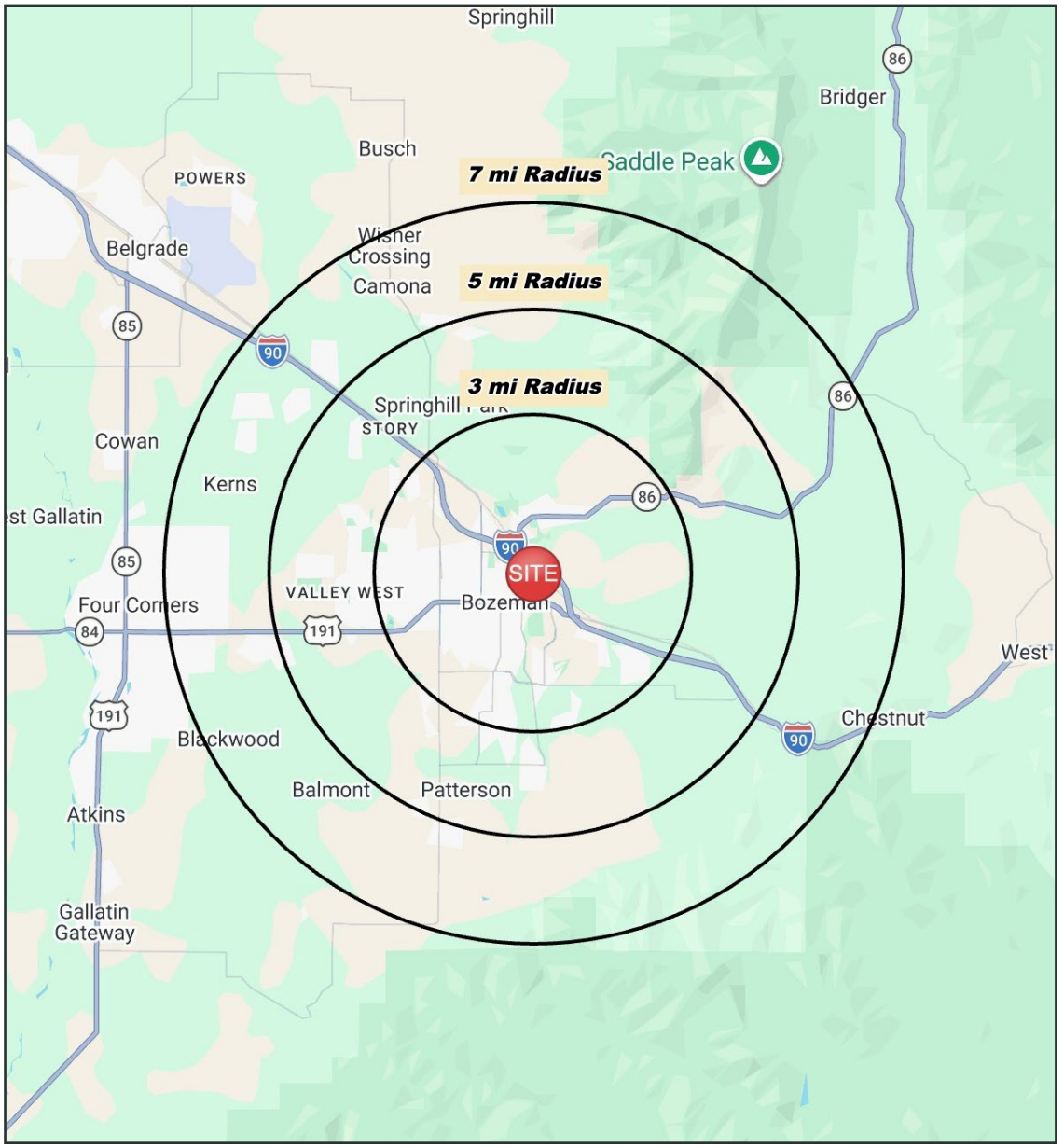
Total Population: 65,501
Households: 28,338
Daytime Population: 53,514
Median Age: 31.4

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



CHARTER REALTY

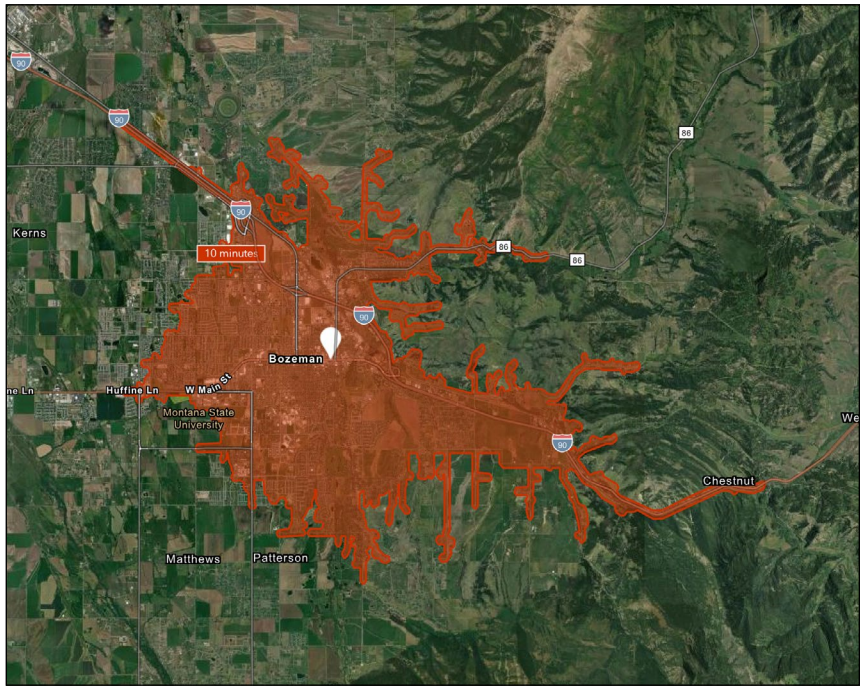
Daniel Zelson, of Charter Realty Company, Licensed Real Estate Broker

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

NE NEIGHBORHOOD OPPORTUNITY

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

10 MINUTE DRIVE TIME



KEY FACTS

39,100	30.8
Population	Median Age
$90,551	53,595
Median Household Income	Daytime Population

TAPESTRY SEGMENTS

College Towns	Modern Minds	Emerging Hub
6,263 households	*2,314 households*	*2,280 households*
Socioeconomic Traits	**Socioeconomic Traits**	**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.	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.	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	**Household Types**	**Household Types**
Singles living alone; singles with roommates	Married couples; singles living alone	Singles living alone; married couples with no kids
Typical Housing	**Typical Housing**	**Typical Housing**
Multi-Units	Multi-Units	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	$2,856	$13,530	$8,048
Eating Out	Apparel & Services	Groceries	Health Care

CHARTER REALTY

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

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.