

# Client Full

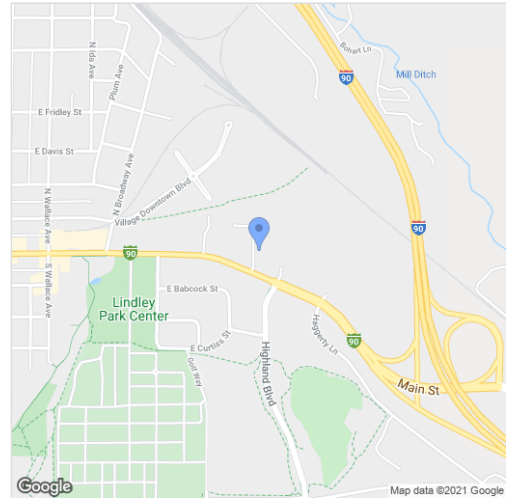
Listing

## CLIENT DETAIL REPORT

MLS#: 362385

1209 E Main Street

Date Printed: 09/21/2021



### GENERAL INFORMATION

<b>Status:</b> Active	<b>Lot Size:</b> 12,371.00 / SqFt	<b>Beds P/Unit:</b> Varies
<b>Asking Price:</b> \$2,800,000	<b>Sq Ft Avail:</b> Yes	<b>Baths P/Unit:</b> Varies
<b>Price/Sq Ft:</b>	<b>Sq Ft Source:</b>	<b>Parking Spcs:</b> /Common
<b>Type:</b> Multiple Dwellings	<b>Levels:</b> Other	<b># of Units:</b> 4
<b>Address:</b> 1209 E Main Streetv	<b>Days On Market:</b> 5	<b>Year Built:</b> 1956
<b>City:</b> Bozeman	<b>Area:</b> 1NE - Boz N of Main/E of 19th	
<b>State:</b> MT	<b>County:</b> Gallatin	
<b>Zip:</b> 59715		
<b>Subd/Complex:</b> Northern Pacific Addition		
<b>Directions:</b> East on Main St from Downtown Bozeman. Turn north on Driveway about 1 block before Highland intersection. Property is on the east side of driveway access.		
<b>Legal:</b> NORTHERN PACIFIC ADD, S08, T02 S, R06 E, BLOCK 1, LOT 1, ACRES 0.284, MINOR SUB C-23-A8		

### PROPERTY DETAILS

<b>HOA:</b>	<b>Water Amenity On/Adjoining:</b> None
<b>Parcel Tax ID#:</b> RGH42220	<b>Public Land Adjacent:</b>
<b>Additional Parcel Tax IDs</b>	<b>Flood Plain:</b>
<b>Zoning:</b> B2 - Community Business	<b>Certified Green Bldg</b>
<b>Exceptions:</b>	

### OCCUPANCY

Unit #	Sq Ft	Beds	Baths	Garage	Occupancy	Lease Term	End Date	Mth Rent	Features
1	2,080	3	2.00	1	Leased/Rented	Long Term	10/01/22	\$1,900	Ground Unit, 3 Bedrooms
2	816	1	1.00		Leased/Rented	Month To Month			Ground Unit, Extra Room, Kitchen Living Room
3	816	1	1.00		Owner Occupied				1 Bedroom, Kitchen
4	408		1.00						

### FEATURES

<b>Flooring:</b> Hardwood Floors	<b>Basement:</b>
<b>Appliances:</b>	<b>Style:</b> Custom
<b>Heating:</b> Forced Air, Natural Gas, Solar	<b>Interior:</b> Gas Fireplace
<b>Cooling:</b> Varies	<b>Site Improvements:</b> Landscaped Yard, Lawn, Partial Fencing
<b>Roof:</b>	<b>Amenities:</b>
<b>Patio/Deck:</b> Covered Deck, Covered Patio, Deck, Patio	<b>Safety Features:</b>
<b>View:</b> Mountains	<b>Utility Services:</b> City Sewer, City Water, Natural Gas
<b>Road Access:</b> Paved	<b>Laundry:</b> Dryer Hook-Up, Washer Hook-Up
<b>Exterior:</b> Metal, Wood	<b>Outbuildings:</b>

### PUBLIC INFORMATION

#### Public Remarks

Great opportunity to own a unique multi-unit property near downtown Bozeman, Lindley Park and the new Heeb's Grocery complex. This property has everything you are looking for including: B2 zoning for live work opportunities, 4 residential units with additional office space,

elevated edge of town views of neighboring Audubon Society property and the Bridger Mountain range, potential for additional expansion and more! The original house has been a great long term rental/ income property for the current owners. The new 3 story, 3 unit, building features : main floor studio residence, with separate office, a beautiful 1 bedroom unit on the 2nd floor, and a 3rd floor unit that is currently a successful vacation rental. Don't miss the rooftop Airstream converted into living space!

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