

FOR SALE

511 N WALLACE AVE

511 N WALLACE AVE, BOZEMAN, MT 59715



PROPERTY DESCRIPTION

511 N Wallace offers one of the Brewery District's most compelling redevelopment opportunities in Bozeman's Northeast Neighborhood. Currently operating as a transportation facility with bus barns, maintenance buildings, and supporting infrastructure, the site generates existing and ongoing income stream while future development plans take shape. Surrounded by Bozeman's most active mixed-use, multifamily, and commercial investment corridor, the property is primed for transformative redevelopment. Strong demand for housing, retail, office, and restaurant uses continues to drive significant investment throughout the Northeast Neighborhood and Brewery District. Future residents and tenants will enjoy walkable access to breweries, restaurants, galleries, parks, trails, and Downtown Bozeman all with mountain views and easy connectivity throughout the Gallatin Valley. Sites of this scale and location are rare in Bozeman's urban core. A serious opportunity for future development in one of Montana's fastest-growing markets.

PROPERTY HIGHLIGHTS

- Multiple buildings totaling 17,975 SF
- Two lots totaling 1.72 acres
- Redevelopment opportunity allows income stream during planning phase
- MLS #411738

OFFERING SUMMARY

Sale Price:	\$8,200,000
Lot Size:	1.72 Acres
Building Size:	17,975 SF



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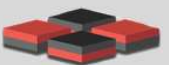
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This aerial map of downtown Bozeman, Montana, highlights several key areas and streets. The Cannery District is located in the upper left, while the Brewery Historic District is in the center. The downtown area is labeled at the bottom. Major streets shown include W Oak St, N 5th Ave, W Tamarack St, N Grand Ave, N Tracy Ave, N Black Ave, N Bozeman Ave, N Montana Ave, N Willson Ave, S Grand Ave, S Willson Ave, S Tracy Ave, S Black Ave, S Bozeman Ave, S Church Ave, S Wallace Ave, S Main St, W Peach St, W Short St, W Villard St, W Beall St, W Lamme St, W Mendenhall St, W Babcock St, E Tamarack St, E Villard St, E Beall St, E Lamme St, E Mendenhall St, E Olive St, E Story St, E Babcock St, E Curtiss St, L St, Front St, Broadway Ave, and Highway 90. Landmarks include the Cannery District, Brewery Historic District, Fink's, Wild Crumb, and Mountains Walking. A yellow star icon is located near Fink's.

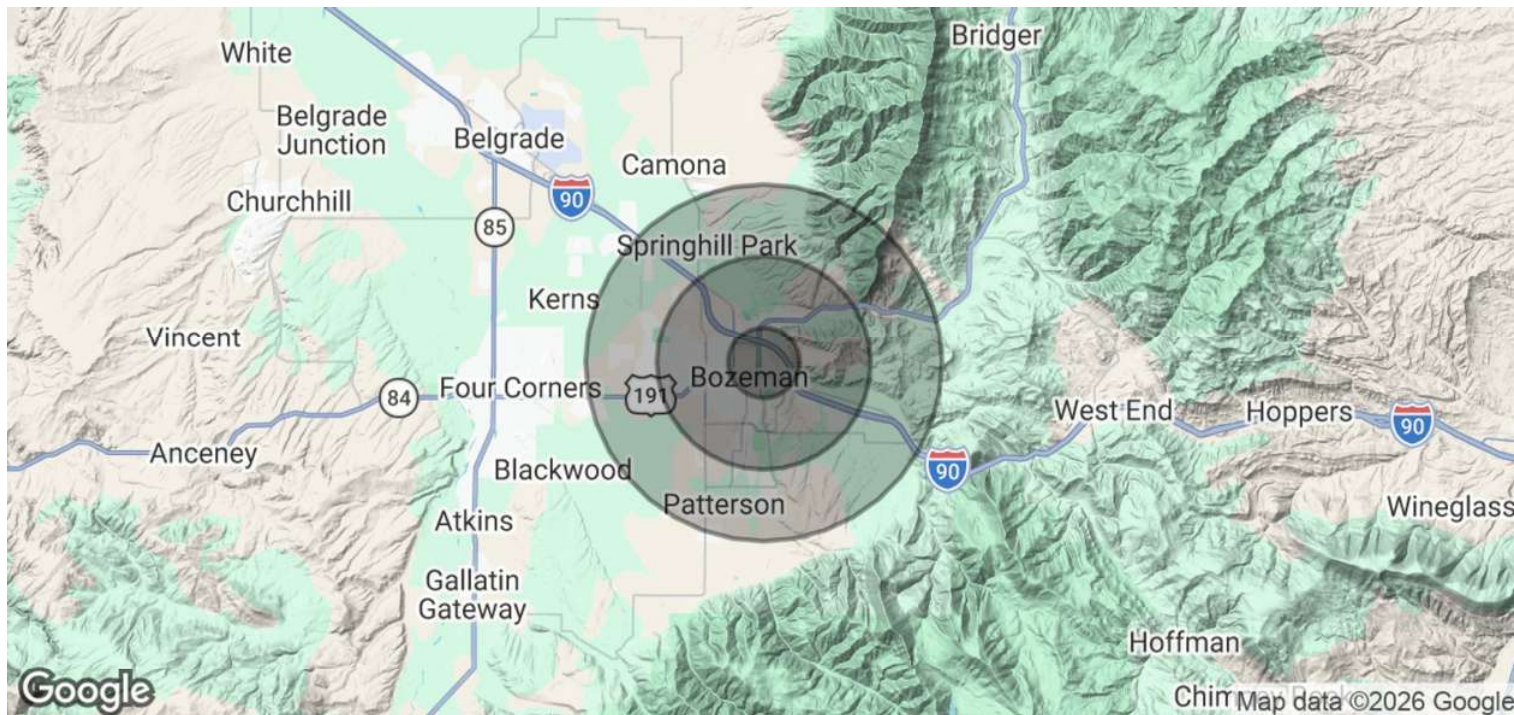


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,488	44,898	64,535
Average Age	36.7	32.2	33.1
Average Age (Male)	37.1	32.0	32.9
Average Age (Female)	35.8	33.2	34.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,470	18,666	26,741
# of Persons per HH	1.9	2.4	2.4
Average HH Income	\$142,004	\$116,750	\$122,653
Average House Value	\$786,869	\$651,946	\$666,692

2023AmericanCommunity Survey (ACS)



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