



FRESH FACE OF FOUR CORNERS

**MIXED USE BUILDING LOCATED AT THE MOST POPULAR
CORNER OF FOUR CORNERS | BOZEMAN, MONTANA**

Table of Contents

- ✓ Introduction to the Four Corners Area
- ✓ Property Details
- ✓ History of the Northeast Corner of Four Corners
- ✓ Area Market Data
- ✓ About the Area

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Photo credit: Saul Creative

Location, Location, Location!

It's no secret that Bozeman, MT is booming. Expansion of residential and commercial real estate is being seen all over, but none more than west of town.

Over the last couple years, new development around and along Huffine to the Four Corners area includes restaurants, coffee shops, breweries, retail stores, office space for technology companies and other businesses, subdivisions, and a golf course – to name just a few.

With no signs of slowing down, this would make anyone looking to start or expand a business in the Bozeman area, make a hard stop in Four Corners. Not to mention that the route between the busiest *airport* in Montana and two of the most visited *areas* in Montana (Big Sky and West Yellowstone) directly passes through Four Corners – the decision on where you should hang your business hat should be an easy one.



Air Service

Bozeman Yellowstone International Airport (BZN) serves Bozeman, Southwest Montana, Big Sky Resort, and Yellowstone National Park. Located eight miles west of Bozeman and one mile east of Belgrade, BZN is Montana's busiest passenger airport serving over 1.9 million passengers during 2021. Services available to the traveling public at BZN include eight rental car brands, ground transportation, restaurant and lounge, gift shops, and information center.

AIRLINES

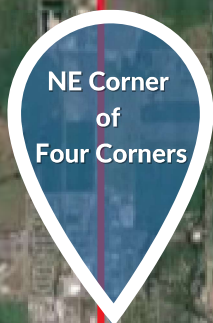
- Alaska Air
- Allegiant
- American Airlines
- Delta
- Frontier
- JetBlue
- Southwest
- Sun Country Airlines
- United

DIRECT FLIGHT OPTIONS

- | | | |
|-----------------------|--------------------------|--------------------|
| Atlanta, GA | Houston, TX | Philadelphia, PA |
| Austin, TX | John F Kennedy, NY | Phoenix/Mesa, AZ |
| Boston, MA | La Guardia, NY | Portland, OR |
| Charlotte NC | Las Vegas, NV | Seattle/Tacoma, WA |
| Chicago, IL | Los Angeles, CA | San Diego, CA |
| Dallas/Fort Worth, TX | Minneapolis/St. Paul, MN | San Francisco, CA |
| Denver, CO | Nashville, TN | Salt Lake City, UT |
| Detroit, MI | Newark, NJ | Washington D.C. |
| Fort Lauderdale, FL | Oakland, CA | |



BOZEMAN YELLOWSTONE AIRPORT
8.8 Miles from Four Corners




NE Corner
of
Four Corners

MAIN STREET BOZEMAN



YELLOWSTONE PARK
82 Miles from Four Corners





As Bozeman growth continues to expand west, the need for dining establishments increases. Over the past few years, the area in and around Four Corners has seen a number of new bars, restaurants, and coffee shops sprout up along with other businesses like Big Sky Archery, Murdoch's Ranch & Home Supply, Jump Time, and Lookout Throwing (ax throwing).

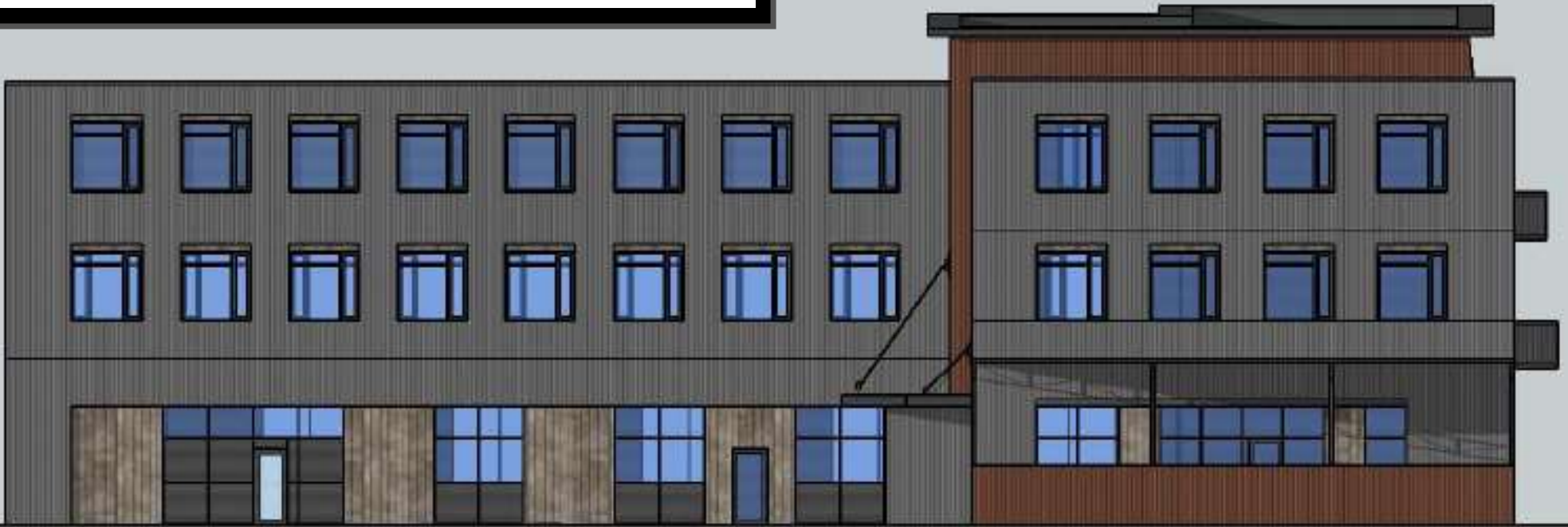
Korner Klub

RESTAURANTS, BARS, AND COFFEE SHOPS

- 1 - Dry Hills Distillery, The Buck, Mr. Burritos, Jersey Mike's
- 2 - Mama Mac's, Kountry Korner Cafe, Best Burger
- 3 - Taco Del Sol, Mazevo Coffee Roasters
- 4 - Hop Lounge, The Garage, Cold Smoke Coffeehouse
- 5 - Sidewinders, Tanglewood, Nordic, Single Barrel Liquor & Bar

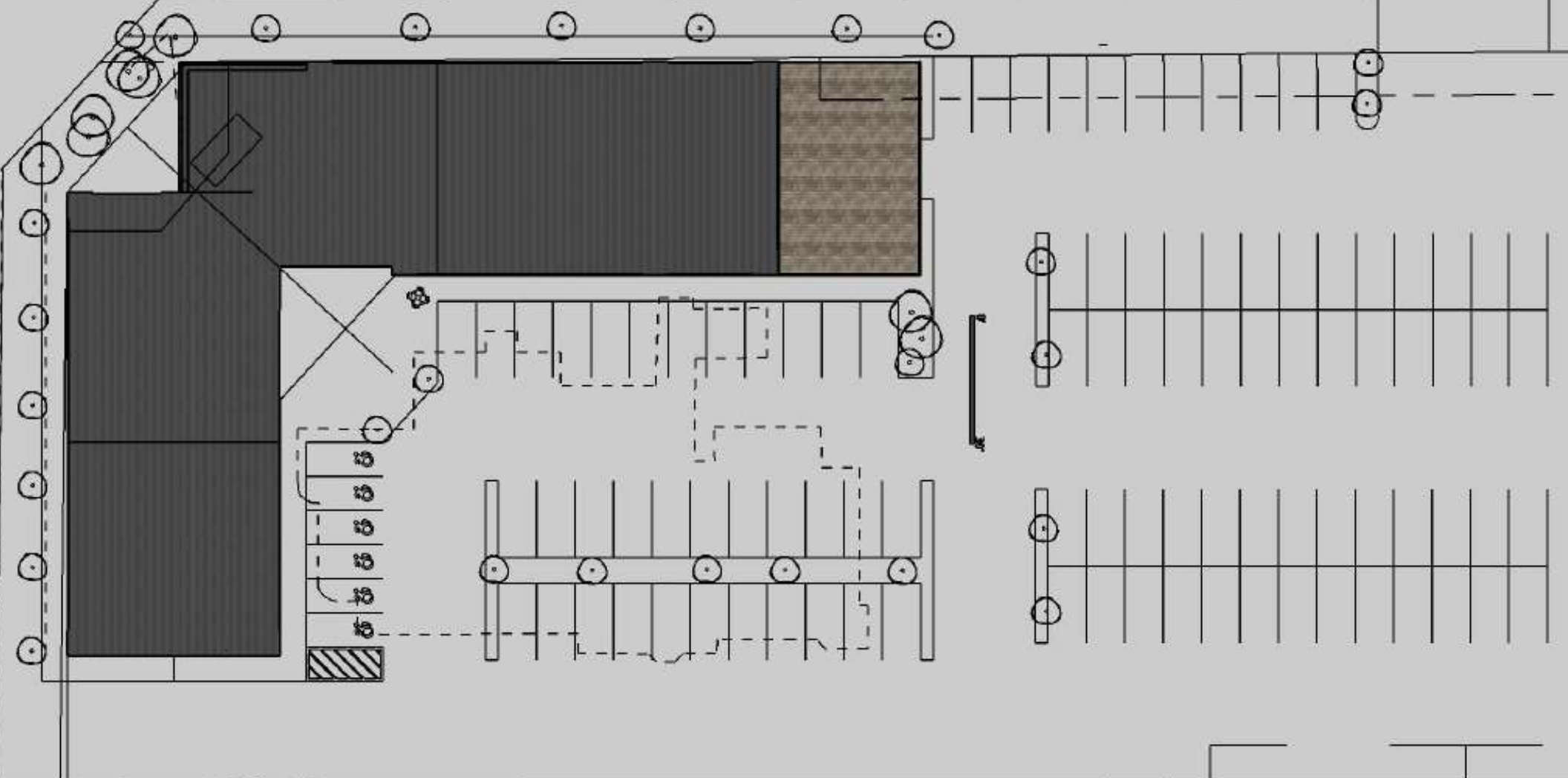
BUILDING DETAILS

Korner Klub Mixed Use



About Korner Klub Mixed Use Building

This new construction mixed-use building is planned to be constructed around the current Korner Klub building. The current business will operate with the construction site closed off to the public for the building timeframe. The entire construction process is expected to take 18-24 months.

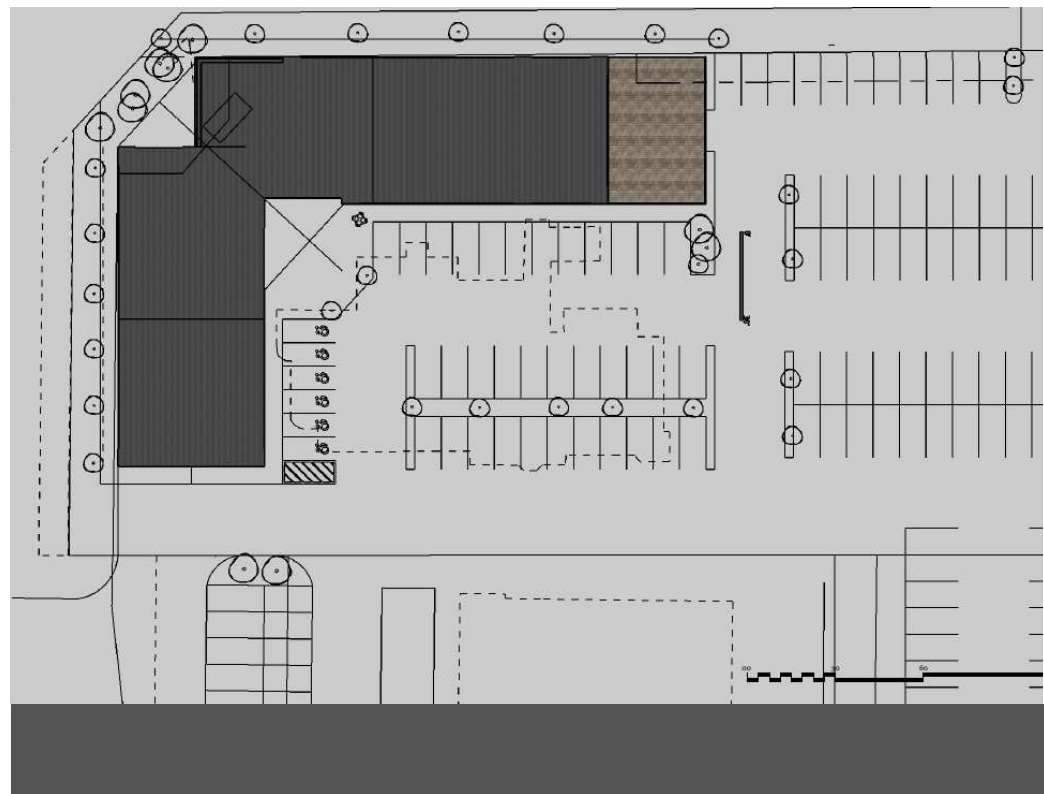


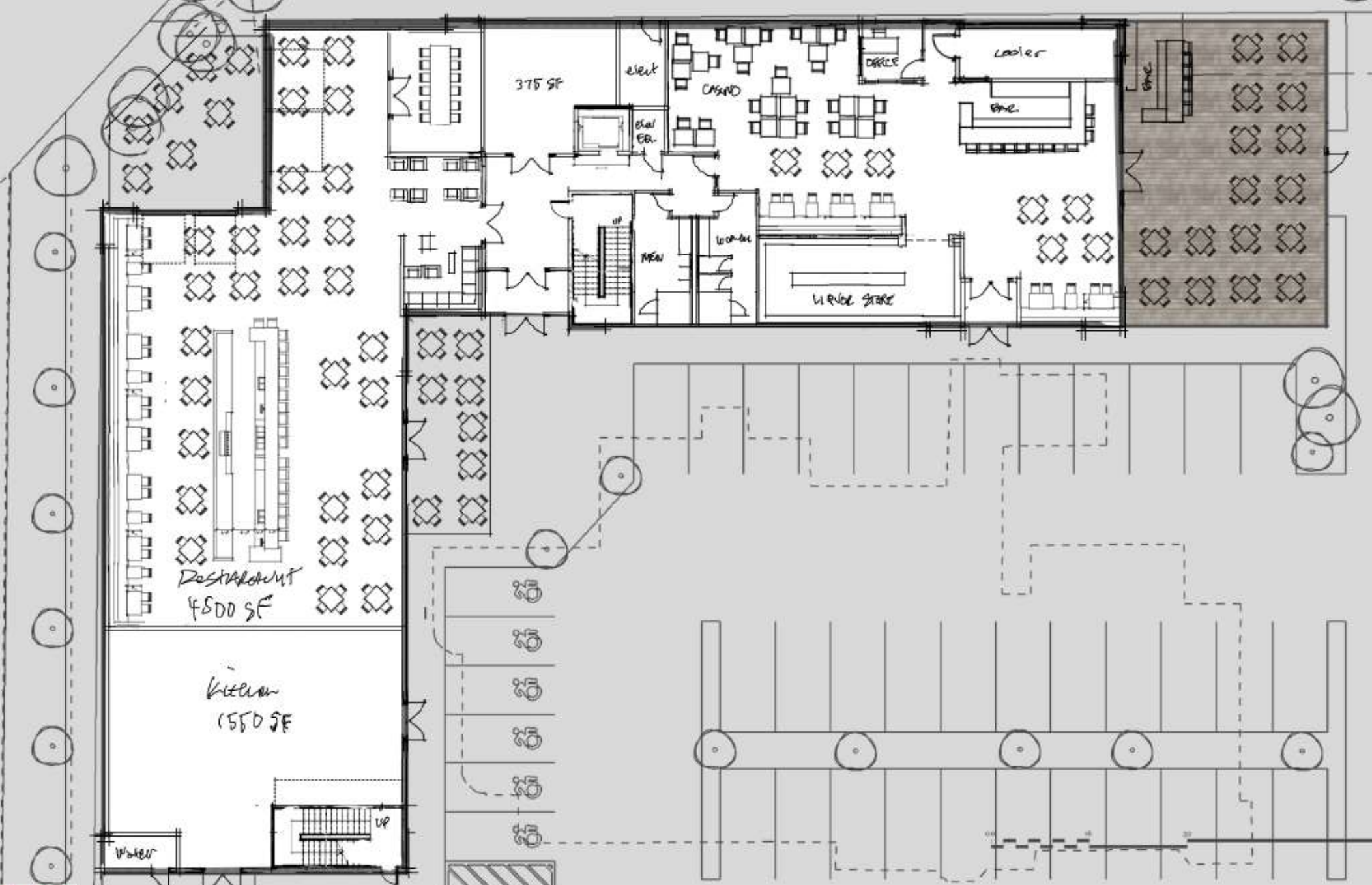
Address	Northeast Corner of Four Corners Bozeman, MT	Zoning	Commercial
Building Square Feet	31,200	Services	Community sewer and water
Floor 1 - Restaurant SF	6,050	Features	Full liquor license shared opportunity for first floor restaurant
Floor 1 - Retail SF	375		
Floor 2 - Total SF 2-4 office units	7850		162 shared parking spaces
Floor 3 - Total SF 8 apartments	8263		Potential for restaurant management to live onsite (3rd floor apartment unit)



BUILDING DESIGN



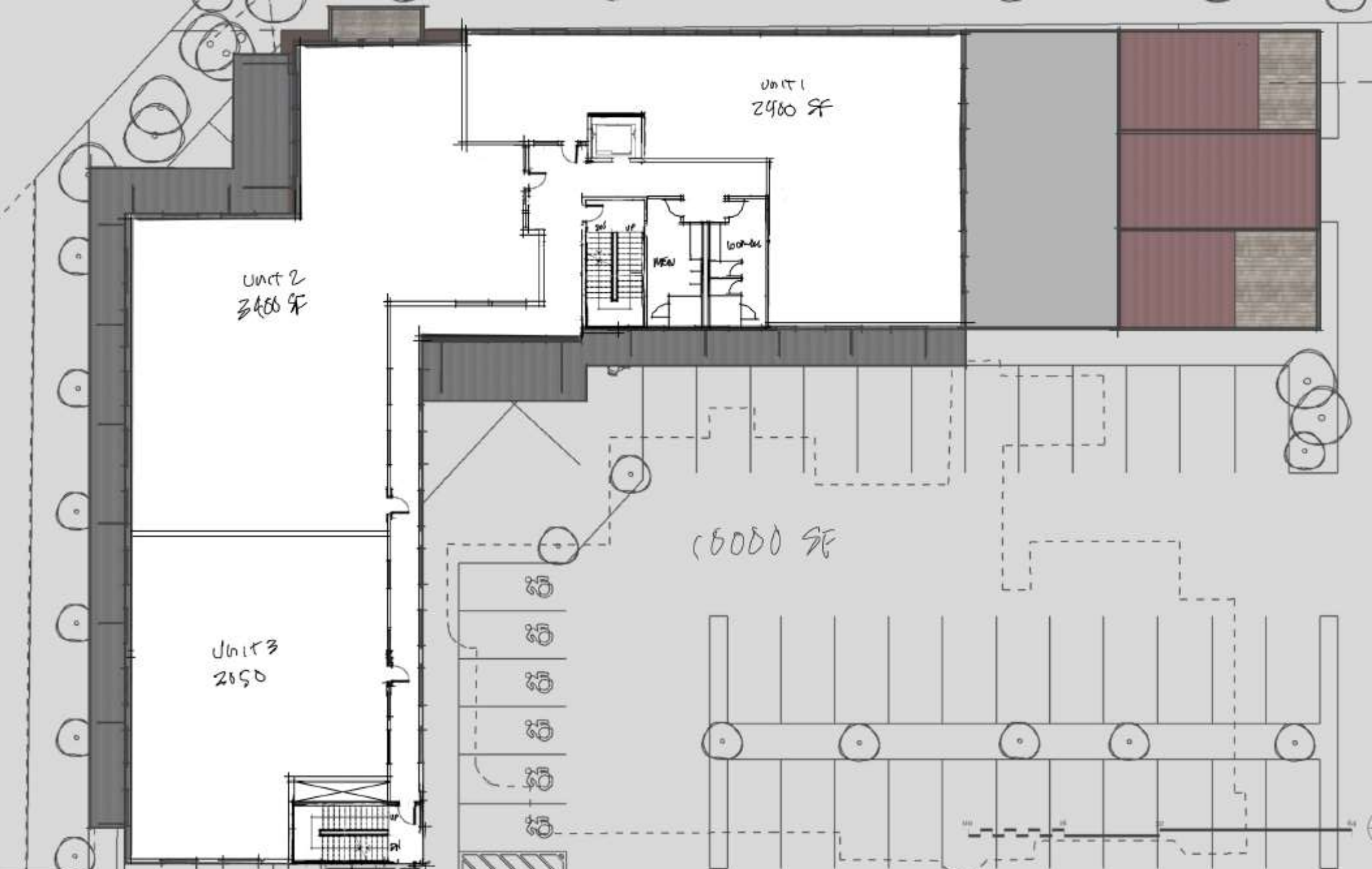




FLOOR 1

6050 square feet available on the ground floor to be used as restaurant and kitchen space. It includes indoor and outdoor seating and use of full liquor license shared by the Korner Klub which will occupy a separate ground floor space.

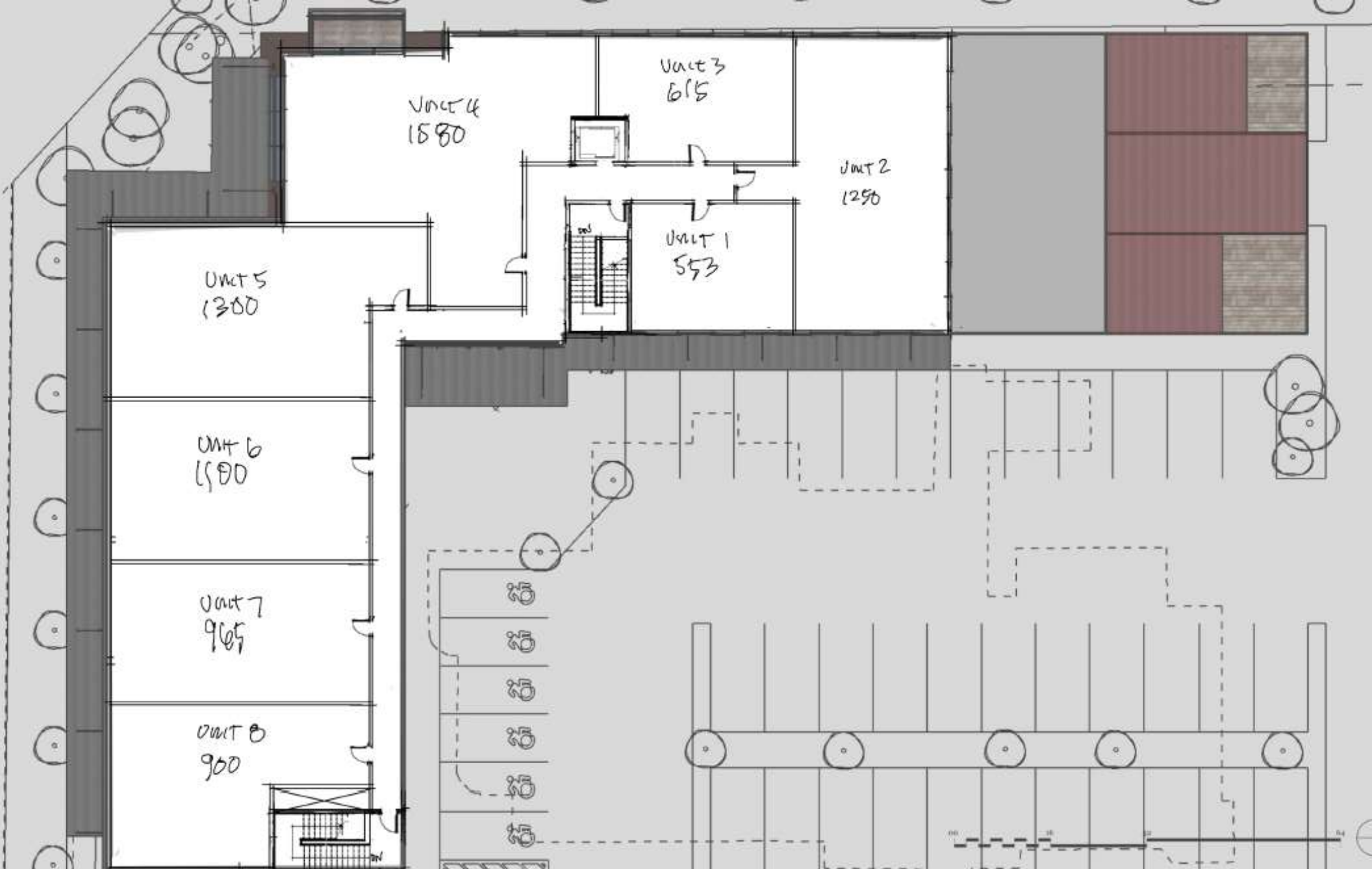
There is also 375 square feet of retail space available.



FLOOR 2

7850 total square feet of office space separated into three to four individual offices allowing use by one business or multiple.

A total of 162 shared parking spaces are available for the building.



FLOOR 3

A total of eight apartments ranging from 553 square feet to 1,580 square feet available on the third floor. These units will be individually sold and could be the perfect opportunity for restaurant management to be able to be in a live / work environment.

Rooted in History

Northeast Corner of Four Corners

Not long after a young Canadian man arrived in Montana in 1863, he acquired land at the northeast corner of what is now known as Four Corners, in Bozeman, Montana. This man was Mr. Henry Monforton and he was the first to farm the land and eventually build his family's homestead on the property where he and his wife raised five children. He worked the land until 1897 when he "retired from active labor" and moved from the homestead into the city of Bozeman. At that time, he turned the daily ranch operations and management over to his son-in-law, Mr. Telesphore Menard who was married to Henry's daughter, Catherine Monforton Menard. Eventually, the land was transferred to Catherine and then to several other owners throughout the years.

The Korner Klub, A Gallatin Valley Staple

If you were to thumb through the quarter inch thick 1955-56 Gallatin Valley phone book, you would find a small listing of "beer establishments" and restaurants. You would also find a number for the Korner Klub and an address listed as West of Bozeman.



Henry Monforton

By the time the phone book was printed in 1980, the Korner Klub was a staple in the Gallatin Valley and the small log structure was changing hands to the new owners, the Ritter family.



In 1984, the log building burned to the ground. Within the cloud of smoke and ashes, the now famous Korner Klub building with all its funk was imagined. By the end of 1985, the Korner Klub rebuild was complete and business was thriving. So much so that in 1992, a new kitchen was finished along with an addition to house a casino.

In the 1980's and 1990's, Four Corners was lightly populated with few homes and businesses and was considered the place you drove through on your way to and from Big Sky, Yellowstone Park, Ennis, or Belgrade. The Korner Klub became the local watering hole for people who lived around the area or an interesting place to stop for food or libations on your way in and out of west Bozeman.

Over the next forty years, the clientele grew as the area and valley grew. The Korner Klub continued to serve their long-time customers, while seeing an influx of new faces. The beloved bar and restaurant became the must see stopping point for skiers heading home from Big Sky, fisherman or floaters coming off the rivers, golfers ending their day after a round at Cottonwood, and vacationers travelling to and from the Bozeman Yellowstone International Airport – all while continuing to serve their long time clientele – the hard working locals who have been building the valley since the 1980's and have become just as much a part of the Korner Klub as the many Marilyn Monroe photos and memorabilia adorning its walls.

A Flourishing Future

As the Gallatin Valley continues to grow with not only people who call the area home, but also with visitors flying into and out of the busiest airport in Montana, the expanded number of people traveling through Four Corners has no end in sight. Being the only corner not occupied by a gas station, but fully benefitting from the constant flow of traffic passing through daily, the businesses that occupy the space of the northeast corner of Four Corners will flourish alongside the area.

The new mixed use Korner Klub building will incorporate the design of new businesses and structures being built the area and will continue to be home to the ever-popular Korner Klub which will be located at the back of the building, leaving room at the front for another establishment to enjoy this prime real estate location and start their legacy of becoming a staple in the growing valley.





AREA MARKET DATA

Bozeman Montana

ABOUT THE AREA

Bozeman, Montana



BOZEMAN ACCOLADES

#1 BEST MICROPOLITAN ECONOMY IN AMERICA - 2018-2021
POLICOM

#5 BEST PLACE TO RETIRE
Self-Made 2019

#1 BEST PUBLIC HIGH SCHOOL IN MONTANA
Niche Magazine

#10 BEST PLACES TO RAISE A FAMILY IN AMERICA
Livability

#9 BEST STATE TO START A NEW BUSINESS
WALLETHUB 2019

#9 BEST COLLEGE CITIES & TOWNS
Forbes Magazine

#6 MOST DYNAMIC MICROPOLITAN
Heartland Forward

#6 BEST CITY FOR ENTREPRENEURS
Livability



BOZEMAN PEOPLE

38.2% GROWTH

Growth in the number of 25 to 34 year olds with a college degree since 2010

41.6% POPULATION

Growth since 2010

56.8% RENTERS

Of residents are renters

25.6% HIGH INCOME HOUSEHOLDS

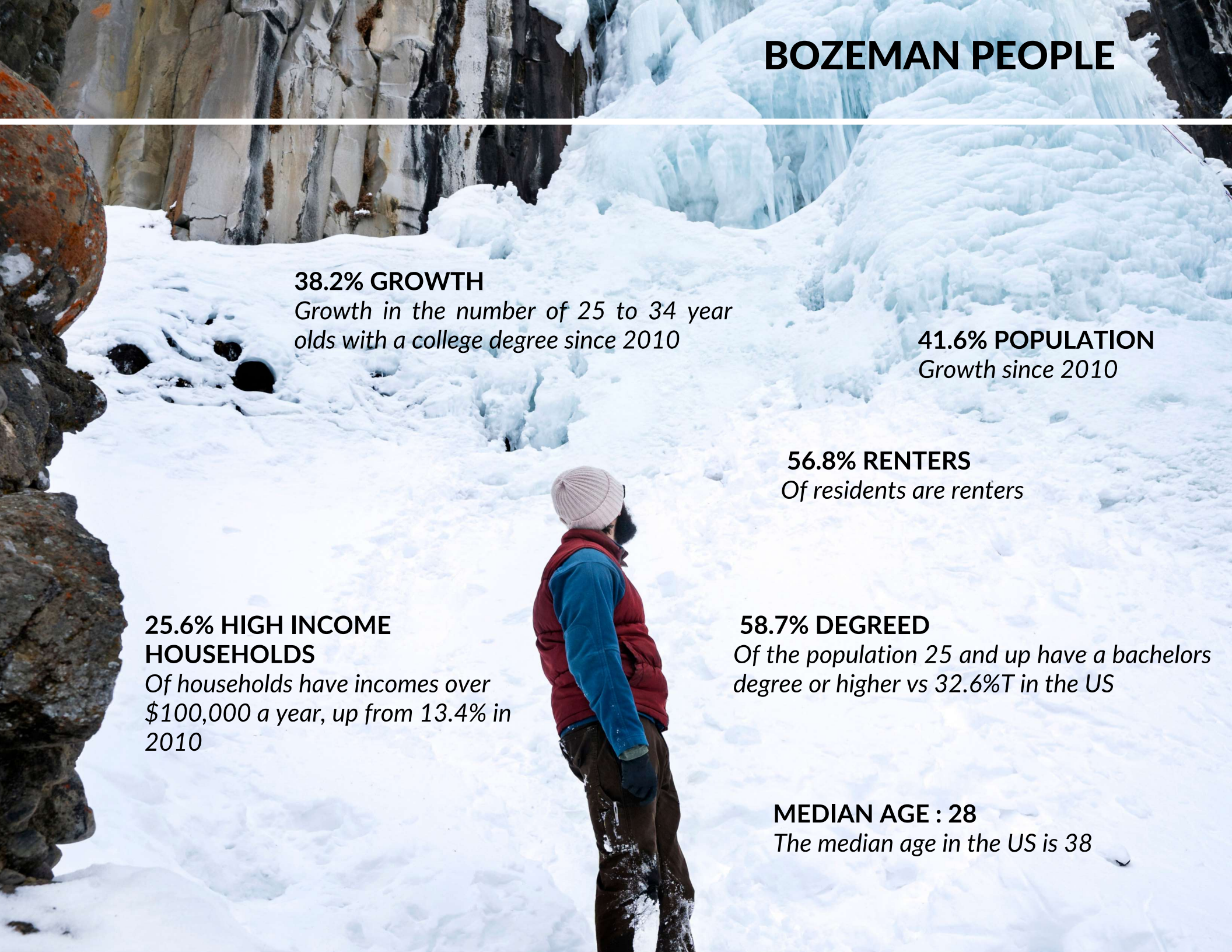
Of households have incomes over \$100,000 a year, up from 13.4% in 2010

58.7% DEGREED

Of the population 25 and up have a bachelors degree or higher vs 32.6%T in the US

MEDIAN AGE : 28

The median age in the US is 38



BOZEMAN ECONOMY

DIVERSITY AMONG TOP EMPLOYERS

Bozeman Deaconess Hospital (medical), Montana State University (education), Oracle (tech), City/County (government), Kenyon Noble Lumber & Hardware (retail)

35% GROWTH IN PROFESSIONAL SERVICES AND TECH JOBS FROM 2008 TO 2018

GROWING TECH HUB

Oracle, Zoot Enterprises, PFL, FLIR, FICO, Snowflake, and Workiva are some examples of tech firms that call Bozeman home

\$112,800,000

Venture capital in Montana in 2020

REMOTE WORK HUB

A growing population of remote workers employed by out of state firms - Montana has the 4th highest per capita share of remote workers in the US

20% OF ALL NEW JOBS IN THE PAST DECADE ARE IN HEALTHCARE

BOZEMAN TRANSPORTATION

A person is riding a bicycle on a paved street. They are wearing a brown jacket and a green backpack with a pink and yellow floral pattern. A wicker basket is attached to the handlebars. The person is wearing dark pants and blue rubber boots. The background is a blurred street scene.

14 MINUTES

Average commute time, vs 27 minutes in the US

13.9%

Walk of bike to work, vs 3.1% in the US overall

5 ROUTES

Provide a bus network across the City of Bozeman

30 NON-STOP DESTINATIONS FROM BZN

Newly upgraded terminal

45 MILES

Of dedicated walking and bike trails to get around Bozeman

6 HOURS

Lost in Bozeman traffic congestion yearly, vs 26 hours in the US overall

BOZEMAN LIFESTYLE

906 ACRES OF PARKS

84% of Bozeman residents live within a 10 minute walk of a park vs 55% average for America

13 CRAFT BREWERIES

To grab a pint with friends

2 SKI MOUNTAINS

Within a one hour drive, with many more an easy day trip away

ACRES OF WILDERNESS

If you want more adventure or solitude

TOO MANY TO COUNT

Local restaurants using locally grown ingredients

5 FARMERS MARKETS

Several operating year round





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