



Listing

Residential **304 Main STREET E** **LP ↓ \$1,595,000**
ML# 356744 Active **Cooke City, MT 59020** **OrgLP \$1,690,000**

Type: **Residential W/Land** Total SqFt: **3,544**
 Style: **2 Houses, 2 Story, Bungalow** LP/SqFt: **\$450**
 Area: **(36) Cooke City;Silvergate**
 County: **Park** Tot # Beds: **3**
 Elementary: **Other** Tot F/HBaths: **4 / 0**
 Junior High: **Other** Tot # Shwrs: **4**
 High School: **Other** Tot # Firepl: **4**
 Bsmt Type: **Crawl** Yr Blt/Age: **4517/-2491**
 Bsmt Fin: # of Floors: **1**
 Garage: **1 / Attached**
 Oth Strctr:
 Gst Hse SqFt: **960**

Taxes: **\$2,260** Annual SID: **\$0** Gas Avg: **\$408**
 Tax ID: **0051170** SID Payoff: **\$0** Water Avg: **\$47**
 HOA Fee: **\$0** Electric Avg: **\$229**
 HOA Includes:

Recent: **01/10/2026 : DOWN : \$1,690,000->\$1,595,000**

Public Remarks: **Historic Cabin AND a modern duplex that was designed and built in keeping with the Cooke City Historical style. Rare investment opportunity on Main Street in Cooke City. Newer construction 2 story duplex with shop and main street frontage AND a charming cabin built in 1945 that has been a very successful short-term rental for the last 11 years. This gem sits above the banks of the Soda Butte Creek and is only 3 miles to Yellowstone National Park.**

Private Remarks: **Sale will be contingent on the purchase of replacement home, currently under contract. Seller would like to rent back the lower-level apartment in the 2 story. Seller wishes that the buyer honor short term rental reservations in the log cabin.**

Showing Instruct: **Please call listing agent to arrange for showing.**

Directions: **Main Street Cooke City**

	Main	Upper	Lower	Bsmt		Main	Upper	Lower	Bsmt
SqFt:	984	1,600	960	0	HBaths:	0	0	0	0
Bedrs:	1	1	1	0	Shwrs:	1	2	1	0
FBaths:	1	2	1	0	Firepl:	1	2	1	0
Laundry:	1	1	1	0					

Lot Size: **7,492** Acres: **0.17** Zone: **Other**
 Lot Description:
 Subdivision: **Cooke City Original Townsite** Restrictions:
 Alley: **Yes** Fenced: **No** Undgrd Sprink: **No** Well Lawn: **No**
 Legal Description: **Cooke City Original Townsite S 25, T 09 S, R 14 E, BLOCK 12 LOT 12-14 0.172 acres**

Oven Range: **Yes** Refrigerator: **Yes** Dishwasher: **Yes** Microwave:
 Range: Oth Appl:
 Built Info: **Historical** Factory Built: **No** Color: **grey brown**
 Roof: **Metal** Siding: **Cedar, Log, Metal**
 Heating: **Electric, Other, Propane** Cooling: **None**
 Water: **Public** Sewer: **Private, Septic Tank**
 Exterior Feat: Interior Feat:
 Misc Features: Disclosure: **On File**

List Agent: **Suzanne Hahn (hahns125)** LAgt Ph: **406-223-8238** LAgt Cell: **406-223-8238**
 List Office: **Montana Mountain Real Estate (MTMRE01)** LOfc Ph: **406-223-8238**
 Owner: **Zavora & Shaw 406-223-8238** Occupant: **Owner Tenant 406-223-8238**
 Show Instr: **Agent Must Accompany, Appointment Needed, Call Agent** IDD: **Yes** Lock Box: **no**
 Finance Type: **1031 Exchange, Conv, New Loan** List Date: **12/04/2025** Expire Date: **05/31/2026**
 Possession: **At Closing** DOM: CDOM: **38**
 Virtual Tour: **<https://www.propertypanorama.com/instaview/bmt/356744>**