



Suzanne Hahn
Suzanne Hahn
suzyhahnmt@gmail.com



Listing

Residential
ML# **356744** Active

304 Main STREET E
Cooke City, MT 59020

LP **\$1,595,000**
OrgLP **\$1,690,000**

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



Taxes: **\$2,260**
Tax ID: **0051170**
HOA Fee: **\$0**
HOA Includes:

Annual SID: **\$0**
SID Payoff: **\$0**
Gas Avg: **\$408**
Water Avg: **\$47**
Electric Avg: **\$229**

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**

	<u>Main</u>	<u>Upper</u>	<u>Lower</u>	<u>Bsmt</u>		<u>Main</u>	<u>Upper</u>	<u>Lower</u>	<u>Bsmt</u>
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: **Cooke City Original Townsite** 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 Metal	Factory Built:	No	Color:	grey brown		
Roof:				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)** LAg Agent Ph: **406-223-8238** LAg Cell: **406-223-8238**

List Office: **Montana Mountain Real Estate (MTMRE01)** LOF Office 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: **38** CDOM: **38**
Virtual Tour: **<https://www.propertypanorama.com/instaview/bmt/356744>**