

\$724,900 - 1801 Sun Avenue, Livingston

MLS® #30058590

\$724,900

Bedroom, Bathroom, 3,456 sqft
Commercial Sale on 0.75 Acres

N/A, Livingston, MT

Set on three commercial lots totaling 0.75 acres just minutes from downtown Livingston, this 3,456 sq ft property blends versatility and privacy with options for living, working, and creating. The main home features two large bedrooms—each with en suite bathrooms—tall ceilings, and abundant natural light. A studio-style ADU with private entrance and three quarter bath provides added flexibility. A large, gas-heated shop with 12' electric door and vehicle lift (negotiable) offers ideal space for hobbyists or entrepreneurs. Each living unit has its own garage, plus there's newly paved and sealcoated parking out front. Constructed with concrete block and zip panels, this highly insulated property is efficient and durable. Outside, enjoy fenced privacy, raised garden beds, and mature apple trees. Additional included lots offer buffer and future development potential. Backs to Fleshman Creek with Absaroka views—an exceptional property with endless potential.

Built in 2001

Essential Information

MLS® #	30058590
Price	\$724,900
Square Footage	3,456
Acres	0.75
Year Built	2001



Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	1801 Sun Avenue
Subdivision	N/A
City	Livingston
County	Park
State	MT
Zip Code	59047

Amenities

Parking	Additional Parking, Garage, Garage Door Opener, Heated Garage, RV Access/Parking
View	Meadow, Mountain(s), Residential, Creek/Stream, Trees/Woods
Is Waterfront	Yes
Waterfront	Creek, Waterfront

Exterior

Roof	Metal
Foundation	Poured

Additional Information

Date Listed	October 7th, 2025
Days on Market	6
Zoning	See Remarks