

# \$2,250,000 - 124 Morrison Lane, Bonner

MLS® #30007457

**\$2,250,000**

Bedroom, Bathroom, 14,250 sqft  
Commercial Sale on 8.16 Acres

N/A, Bonner, MT

Incredible opportunity located on Hwy 200 in the heart of the Potomac Valley just east of Missoula. This 8.16-acre property features two large shops with three-phase power, insulation, and heating. It offers convenient access from Hwy 200 E, a loop driveway, and a loading dock. The 50X70 finished shop includes office space, a bathroom, and interior water lines. Additionally, the second 6600 sq ft shop, soon to be sided, also features a bathroom. The property comes with a custom 4126 square foot home built in 2006, showcasing zero-step entry, unique black walnut cabinetry, and built-ins. Designed for entertaining, the open living area includes a wet bar next to the kitchen. The home comprises three bedrooms, two and a half bathrooms, and an attached three-car garage. The Master Suite boasts elegant wood closets, a full bathroom, a laundry room, and glass doors leading to the back patio and hot tub. Enjoy fishing for trout in Union Creek, flowing at the south end of the property. ÆLush lands, framed by the mountains, and famous for their beef.â€• Opportunities don't stop at Commercial, bring your vision to transform this property into your ideal Equestrian Estate!

Nearby Attractions:

The Blackfoot-Clearwater Wildlife Management Area encompasses 43,761 acres and is a short 19 miles away where outdoor enthusiasts can enjoy the beauty of Montana's



landscape and wildlife. This is winter range land for elk, white-tail, and mule deer. Wildlife viewing opportunities include Elk viewing from Clearwater Junction at dawn or dusk (with luck) during winter months. Bird watching from May 15 to mid-November includes the opportunity to see waterfowl, osprey, eagles, shorebirds, owls, cranes, curlews, and woodpeckers. Also, deer, badgers, coyotes, beavers and occasional black bears.

Johnsrud Park is just 10 minutes away and is along the Blackfoot River. The day-use camp area provides a shelter, horseshoe pits, volleyball court, and baseball diamond.

Gold Creek Campground, just 10 minutes away, offers 4 campsites with extensive hiking, biking, motorcycle and horseback riding opportunities. Trails from the campground and from near the campground access the Skalkaho Wildlife Preserve, Gold Creek, and the Easthouse National Recreation Trail. Fishing in area creeks or the North Fork Bitterroot; hunting for deer and elk in season.

Built in 2006

**Essential Information**

|                |                 |
|----------------|-----------------|
| MLS® #         | 30007457        |
| Price          | \$2,250,000     |
| Square Footage | 14,250          |
| Acres          | 8.16            |
| Year Built     | 2006            |
| Type           | Commercial Sale |
| Sub-Type       | Warehouse       |
| Status         | Active          |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 124 Morrison Lane |
| Subdivision | N/A               |

|          |          |
|----------|----------|
| City     | Bonner   |
| County   | Missoula |
| State    | MT       |
| Zip Code | 59823    |

### **Amenities**

|               |                                                                                |
|---------------|--------------------------------------------------------------------------------|
| Utilities     | Electricity Connected, High Speed Internet Available, Propane, Phone Connected |
| Parking       | Additional Parking                                                             |
| View          | Meadow, Mountain(s)                                                            |
| Is Waterfront | Yes                                                                            |
| Waterfront    | Creek, Waterfront                                                              |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Propane Tank - Leased |
| Roof              | Metal                 |
| Foundation        | Poured                |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2023 |
| Days on Market | 737             |