

\$10,750,000 - 12555 Us Highway 2 E, West Glacier

MLS® #30020110

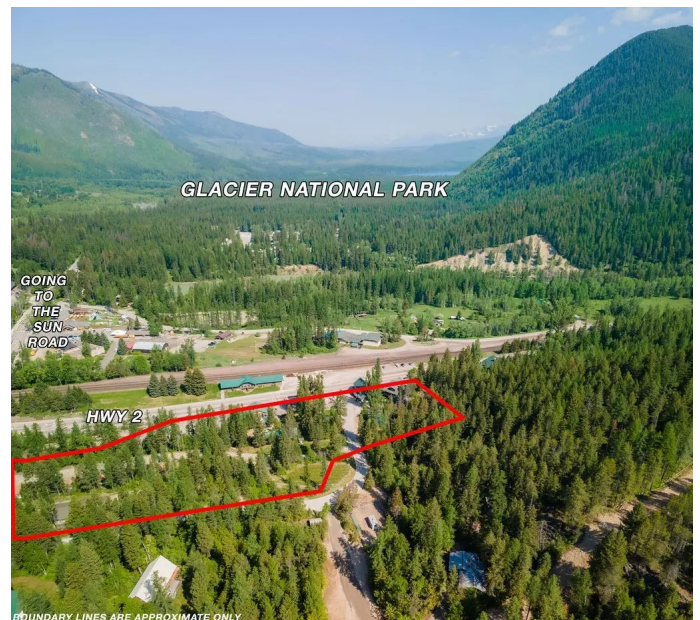
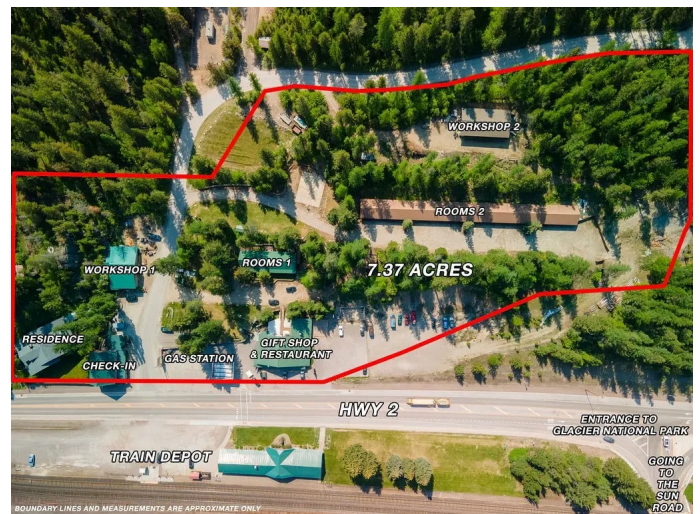
\$10,750,000

Bedroom, Bathroom, 21,265 sqft
Commercial Sale on 7.37 Acres

N/A, West Glacier, MT

The Glacier Highland Hotel -- An incredible investment opportunity! Live in West Glacier and take over a flourishing family business that features an ideal hotel location, a restaurant (w/ beer & wine license), a gift shop with a well-known grab and go lunch area, as well as employee housing and gas station. The entire property is just over 7 acres, and it has a modern septic system and a community well already installed. Property is in no better location than across the street from the AMTRAK station and Glacier National Park's west entrance. Additionally, there is a 5-bedroom home to live on-site or use as a manager's quarters plus two workshops, one with a bonus area currently used as an owner's private gym. There is no finer place to be than this. The historic property with a rich background tied to the Great Northern Railway, has a blend of historical charm and modern amenities making it a unique and attractive space for both residential and business purposes. The extensive remodeling, including PEX plumbing and new wiring, showcases a commitment to modern convenience while preserving its historic charm.

The unique layout and proximity to the business make it versatile for various purposes, such as a management setup or corporate getaways. The thoughtful additions, like programmable heated tile floors and curbless tiled showers in the main floor bathrooms, contribute to the property's



luxurious and comfortable features.

The primary bedroom's French doors leading to a covered deck provide a touch of elegance, and the large modern kitchen with a gas stove and copper farmhouse sink adds a contemporary flair. The dual head beer tap in the kitchen and the 12' x 8' walk-in pantry reflect attention to both entertainment and practicality.

The basement, though currently unfinished, offers potential for further development or customization. The fully covered brick walkway to the parking area and the spacious 3-bay garage with large roll-up doors and plumbing details showcase a well-designed exterior. The 600 square foot multi-purpose room above the garage, currently used as a workout room, adds versatility to the property. The second story's living room with a gas fireplace and French doors leading to a covered deck create inviting and cozy spaces for relaxation.

Built in 1940

Essential Information

MLS® #	30020110
Price	\$10,750,000
Square Footage	21,265
Acres	7.37
Year Built	1940
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	12555 Us Highway 2 E
Subdivision	N/A
City	West Glacier
County	Flathead
State	MT
Zip Code	59936

Amenities

Utilities	Electricity Available, Natural Gas Available
Parking	Additional Parking
View	Park/Greenbelt, Mountain(s), Trees/Woods

Exterior

Foundation	Poured
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School Information

District	District No. 8
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Additional Information

Date Listed	February 19th, 2024
Days on Market	568
Zoning	See Remarks