

\$275,000 - 710 Noxon Avenue, Noxon

MLS® #30035387

\$275,000

Bedroom, Bathroom,
Land on 0.30 Acres

N/A, Noxon, MT

Discover the possibilities with this versatile 0.30-acre mixed use lot in the heart of Noxon, Montana, a peaceful, scenic community surrounded by the Cabinet Mountains and Noxon Rapids Reservoir. Perfectly located near the Noxon Community Park and a public boat launch, this property offers the best of small-town charm with easy access to outdoor adventure. Thoughtfully improved and ready for your vision, the property features community water, upgraded power, and a private septic system with a 1,000-gallon tank already in place. A 17 x 40 concrete RV pad with full hookups, 50-amp service, and separate meter makes on-site living or short-term rental income effortless, while a second large concrete pad provides the perfect base for a shop, storage units, or a small business. Several valuable additions stay with the property, including a 40-foot high-cube storage container with awning and a 20 x 20 x 7 metal carport—ideal for secure storage, covered parking, or workshop use. The outdoor space has been beautifully enhanced with 11 newly planted arborvitae and tall ornamental grasses, creating natural privacy and an inviting backdrop. Additional grass and topsoil will be added in the spring to further improving both curb appeal and functionality. Enjoy panoramic mountain and reservoir views and a high-visibility location perfect for a country store, café, workshop, feed supply, or general retail venture. Entrepreneurs, homesteaders, and



investors alike will appreciate the income-generating potentialâ€”from tiny homes and vacation rentals to long-term tenants or storage clients. Situated in a quiet yet vibrant community known for year-round recreation, boating, fishing, hiking, and wildlife, this property captures the essence of Montana living with modern infrastructure and endless potential. Bring your ideas and build something people will drive miles to experience. Conveniently located 2.5 hours from Spokane, WA and 2 hours from Missoula, MT.

Essential Information

MLS® #	30035387
Price	\$275,000
Acres	0.30
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	710 Noxon Avenue
Subdivision	N/A
City	Noxon
County	Sanders
State	MT
Zip Code	59853

Amenities

View	Mountain(s), Creek/Stream
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Additional Information

Date Listed	October 17th, 2024
Days on Market	357