

\$324,950 - 8144 Us Hwy 2 W, Kila

MLS® #30040888

\$324,950

Bedroom, Bathroom,
Land on 5.41 Acres

N/A, Kila, MT

High Visibility! Prime commercial opportunity on 5.41 acres right off the well-travelled HWY 2. Strategically located just 20 miles west of Kalispell, this versatile lot provides a balance of convenience and scenic surroundings, making it ideal for a variety of business ventures. This unique property features a two-level layout, with a street-level section offering easy access from the highway, and an elevated portion perfect for various developmental uses. Commercial well is already installed and is approved for a commercial septic. With 3,500+ daily traffic count and stunning views of meadows, mountains, and trees, this property offers a rare chance to establish a commercial presence in a growing area while maintaining the charm of Montana's landscape. Grocery, Retail, Equipment sales/rental, and residential uses are a few great use options. This could be a great connection point between the Flathead Valley and Troy and Libby.



Essential Information

MLS® #	30040888
Price	\$324,950
Acres	5.41
Type	Land
Sub-Type	Commercial
Status	Active

Community Information

Address	8144 Us Hwy 2 W
Subdivision	N/A
City	Kila
County	Flathead
State	MT
Zip Code	59920

Amenities

Amenities	Snow Removal
View	Meadow, Mountain(s), Trees/Woods

Additional Information

Date Listed	February 11th, 2025
Days on Market	190
Zoning	Commercial
HOA Fees	150
HOA Fees Freq.	Annually