

\$1,150,000 - 260 River Street, Bigfork

MLS® #30046164

\$1,150,000

Bedroom, Bathroom, 3,802 sqft
Commercial Sale on 0.08 Acres

N/A, Bigfork, MT

Rare Downtown Bigfork Investment Opportunity! Imagine owning a prime commercial building right in the heart of charming downtown Bigfork—an opportunity that seldom comes along. This multi-use property features four separate rental units, including a well-established restaurant space currently leased and 3 apartments. All units are currently rented with reliable tenants, and rents are under current market rates, offering immediate potential for increased income. Whether you're looking to diversify your portfolio, invest in a high-demand area, or secure a rare piece of Bigfork's bustling downtown, this property offers solid cash flow and incredible long-term upside. Don't miss your chance to own a piece of one of Montana's most desirable downtown districts! Enjoy a multitude of recreational, dining, and entertainment options just minutes away, and there's nearby access to two public boat launches and recreation areas just 2–3 miles away. Plus, you're less than an hour from Glacier National Park and within minutes of all the Flathead Valley's incredible amenities. The charming village of Bigfork (pop. 5500+) is just minutes away, and it is home to superlative art galleries, fabulous dining possibilities, quaint shops, and the Bigfork Summer Playhouse, which has been celebrated as one of the Northwest's finest repertory theaters for over 50 years. All this is delightfully accompanied by the warmth and hospitality for which Montanans are known.



Among other accolades, Bigfork has been voted as "One of the 50 Great Towns of the West" and designated as "One of the 100 Best Small Art Towns of the Nation" which is no surprise given its thirteen world class art galleries. Bigfork has been named as one of the 100 Best Getaways for a Vacation or a Lifetime and in "The 10 Most Beautiful Places To Go For A Run" by Nike. "Quiet, isolated, and peaceful, the trails at Bigfork are among the best in Montana, which itself offers hundreds of opportunities for stunning running paths." Two excellent ski resorts are within an hour's drive, and an abundance of other outdoor recreation can be found in the Bigfork vicinity, including golfing, water recreation of all sorts on Flathead Lake and multiple other lakes and rivers nearby. Less than an hour north of Bigfork you can revel in the glory and the majesty of Glacier National Park, known as the Crown of the Continent, and even closer you'll find the Glacier Park International Airport and all of the shopping and medical facilities of Kalispell.

RESIDENTIAL PROPERTY TAX INCREASE NOTICE:

Property tax bills for 2024 and prior years may not reflect the future tax burdens on non-owner-occupied residential properties such as second homes, vacation homes, and short-term rentals. Recent legislation passed by the Montana Legislature (House Bill 231 and Senate Bill 542) raised the tax burdens on such properties and will take full effect in tax year 2026 and reflected in tax bills sent out in the fall of 2026. Further, the Montana Department of Revenue's statewide property appraisal for the 2025-2026 biennium is anticipated to raise the value of all residential properties beginning in tax year 2025. Buyers are encouraged to consult with a tax advisor or real estate attorney for further information concerning the impact these

changes may have on the tax bills for any Montana residential property they are considering. This notice is provided for informational purposes only and does not constitute legal or tax advice.

Built in 1950

Essential Information

MLS® #	30046164
Price	\$1,150,000
Square Footage	3,802
Acres	0.08
Year Built	1950
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	260 River Street
Subdivision	N/A
City	Bigfork
County	Flathead
State	MT
Zip Code	59911

Amenities

Utilities	Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Available, Separate Meters
Parking	On Street

Interior

Interior	Laminate, Tile, Vinyl
Heating	Forced Air, Gas
Cooling	Central Air, Ductless, Window Unit(s)
Basement	Crawl Space, Partial

Exterior

Exterior Features	Balcony
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Roof	Composition, Metal
Construction	Wood Siding, Wood Frame
Foundation	Poured

Additional Information

Date Listed	April 15th, 2025
Days on Market	188
Zoning	Commercial