

\$920,000 - 5464 Mt Highway 35, Kalispell

MLS® #30046708

\$920,000

Bedroom, Bathroom,
Land on 17.64 Acres

N/A, Kalispell, MT

RARE OPPORTUNITY on MT Highway 35!
Nestled between Kalispell, Bigfork, and Columbia Falls, this property is listed below market value per acre! With two entrances off Hwy 35 and a 5%+ annual cap rate, it boasts incredible development potential, offering options for minor subdivision, major subdivision, and family transfer subdividing, along with all utilities already connected and generating income! You can earn money while subdividing into several lots, constructing one or more homes, running your own business, or doing all three! Experience breathtaking views, expansive lot possibilities, and the chance to create water features with the existing ponds! With no significant restrictions in the Scenic Corridor, the possibilities are virtually endless. Fall in love with the charming log home built in 1933, featuring four bedrooms, two bathrooms, and 2,494 square feet. Supports a conventional loan for great financing! Currently renting for \$3,700 per month, this property offers new owners the chance to continue renting, section off the home and sell it to recoup nearly the entire purchase price, or live in the home while developing the land! There's incredible flexibility here, so don't miss this unique opportunity with MT Highway 35 frontage! Owner currently has three additional income streams on this property creating a 5%+ annual cap rate. There are incredible and expansive views in this location. Located in Scenic Corridor and the Bigfork School District. This property also



offers two RV electric connections and septic clean-outs. Don't miss this phenomenal land opportunity conveniently located along the highly coveted Montana Highway 35! All showings must be accompanied by list agent. Tenant occupied. Priced to reflect parcel value only, parcel showings preferred to reduce stress to Tenants. Home interior showing requires at least 24 hour notice. Meet agent at the southern entrance near the guardrail, NOT at the home driveway unless previously arranged. Call for clarity.

Essential Information

MLS® #	30046708
Price	\$920,000
Acres	17.64
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	5464 Mt Highway 35
Subdivision	N/A
City	Kalispell
County	Flathead
State	MT
Zip Code	59901

Amenities

Utilities	Electricity Available, Electricity Connected, High Speed Internet Available, Propane, Phone Available
View	Meadow, Mountain(s), Residential, Valley

Exterior

Exterior Features	Propane Tank - Leased
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Additional Information

Date Listed	April 16th, 2025
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Days on Market	192
Zoning	See Remarks