

\$3,495,000 - 225 Bolinger Road, Belgrade

MLS® #30047957

\$3,495,000

Bedroom, Bathroom,
Land on 10.00 Acres

N/A, Belgrade, MT

Situated less than five minutes from downtown, this 10ac parcel in the rapidly expanding westward city limits of Belgrade offers a unique opportunity for development. Currently zoned CL (Community Living) and surrounded by brand new single family (Cloverleaf Meadows) and high-density communities (Altitude Apartments), 225 Bolinger offers a rare residential or potentially mixed-use development in one of Southwestern Montana's fastest growing cities. With major collector and thoroughfare streets bordering the property, coupled with direct utility access, 225 Bolinger is a near ready-made site for ground-up building. Limited site work is required given the flat topography and bordering developments provide precedence for density and height. Teed-up development opportunities like this don't come around that often. Lot lines shown are approximate, and certain items may have been digitally removed from the listing photos for presentation purposes.

Essential Information

MLS® #	30047957
Price	\$3,495,000
Acres	10.00
Type	Land
Sub-Type	Multi Family
Status	Active



Community Information

Address	225 Bolinger Road
Subdivision	N/A
City	Belgrade
County	Gallatin
State	MT
Zip Code	59714

Additional Information

Date Listed	May 5th, 2025
Days on Market	63