

\$1,200,000 - 5441 & 5439 Old Us Hwy 93, Florence

MLS® #30050430

\$1,200,000

Bedroom, Bathroom,
Commercial Sale on 3.08 Acres

Florence Orchard Homes, Florence, MT

INVESTOR ALERT! Exceptional investment opportunity in the heart of Florence, MT! Bitterroot Pines Trailer Court spans two separately deeded parcels (5441 & 5439 Old US Hwy 93)â€”a total of 3.872 acres (3.08 & 0.792 acres). The trailer court offers 16 tenant-owned mobile homes on rental pads, a 2-bed home plus 2 shop rental units, 9 income-producing storage units, and extra parking rentals. Zero vacancy for 6+ years speaks to the quality management and strong tenant relations. Located directly across from Florence-Carlton School, with walkable access to banking, medical, and groceries. Features include underground sprinklers, two wells (domestic/irrigation), and four septic systems. Country setting with mountain viewsâ€”this is a rare, income-generating gem with growth potential in the Bitterroot Valley! The property encompasses two parcels: Lot A (3.08 acres, residential mixed-use) and Lot B (0.792 acres, commercial mixed-use). The 2-bedroom home is situated on Lot A. Infrastructure includes two wells (one domestic, one irrigation) supporting 18 hookups, and four septic tanks with permits. The park is equipped with an 11-zone underground sprinkler system. Storage units are fully rented at \$45/month. Additional parking spaces generate \$10/month per spot. A neighboring property pays \$21/month for water access. The park maintains a standard of 1990 or newer mobile homes. Insurance is currently held through PayneWest Insurance.



Built in 1920

Essential Information

MLS® #	30050430
Price	\$1,200,000
Acres	3.08
Year Built	1920
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active Under Contract

Community Information

Address	5441 & 5439 Old Us Hwy 93
Subdivision	Florence Orchard Homes
City	Florence
County	Ravalli
State	MT
Zip Code	59833

Amenities

Utilities	Electricity Connected, Natural Gas Available, Phone Available, See Remarks
Features	Curbs, Fishing, Park, Street Lights
Parking	Additional Parking, RV Access/Parking, Shared Driveway, See Remarks
View	Residential, Valley

Exterior

Lot Description	134,165
Construction	Wood Frame
Foundation	Block, Slab, See Remarks

Additional Information

Date Listed	May 24th, 2025
Days on Market	153