

# \$5,700,000 - 10049 Hwy 2 E, Coram

MLS® #30050861

**\$5,700,000**

Bedroom, Bathroom, 4,492 sqft  
Commercial Sale on 2.45 Acres

N/A, Coram, MT

Welcome to an exceptional commercial property located just minutes from the West entrance of world-renowned Glacier National Park. This turnkey business offers an unmatched blend of high-traffic visibility, multiple revenue streams, and long-term growth potential in one of Montana's most popular tourist destinations. Featuring gas station & convenience store, casino & gaming area, liquor & gaming licenses, laundromat, mini storage units, outbuildings & additional commercial space. Location, Location, Location! Situated along a primary travel corridor to Glacier National Park with traffic count of approx. 10,000 vehicles per day in peak season. Easy access and ample parking make it an ideal stop for travelers. Whether you're an investor, operator, or entrepreneur, this unique business hub is a rare opportunity to capitalize on one of Montana's most iconic destinations. Don't miss your chance to own this multi-faceted property with built-in cash flow and long-term appreciation potential.

Built in 1966

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 30050861    |
| Price          | \$5,700,000 |
| Square Footage | 4,492       |
| Acres          | 2.45        |
| Year Built     | 1966        |



|          |                 |
|----------|-----------------|
| Type     | Commercial Sale |
| Sub-Type | Building/Land   |
| Status   | Active          |

### **Community Information**

|             |               |
|-------------|---------------|
| Address     | 10049 Hwy 2 E |
| Subdivision | N/A           |
| City        | Coram         |
| County      | Flathead      |
| State       | MT            |
| Zip Code    | 59913         |

### **Amenities**

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Utilities | Electricity Connected, High Speed Internet Available, Propane, Phone Connected |
| Parking   | Additional Parking                                                             |
| View      | Residential, Trees/Woods                                                       |

### **Interior**

|          |                    |
|----------|--------------------|
| Cooling  | Central Air, Other |
| Basement | None               |

### **Exterior**

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | See Remarks, Propane Tank - Leased |
| Foundation        | Slab                               |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 21              |