

\$299,000 - 107 3rd Avenue E, Polson

MLS® #30051517

\$299,000

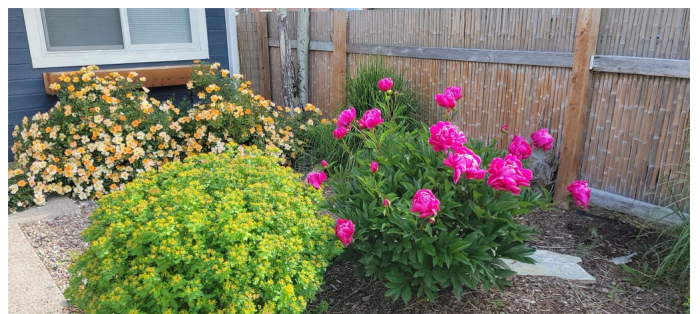
Bedroom, Bathroom, 768 sqft

Commercial Sale on 0.09 Acres

N/A, Polson, MT

Tucked off the street, this adorable cottage has served as a perfect office location for several years, with the sidewalk approach adorned with luxuriant flowers and plants. The building was completely renovated in 2022, and offers nice privacy and quietude. It lends well to law office, private hynotherapy or other therapy uses, possible cafe, and since it is still zoned residential among all commercial on this lot, (??) There is typically good parking available on 3rd Ave. Also two parking places in the back. Its a highly visible location, but the building does not sit on the front of the lot ... perhaps it could be a one bedroom residence with the addition of a shower in the bath. The cutest little cottage on a half lot. Savoir Faire Properties does not guarantee information regarding zoning nor use potential.

Buyer agent due diligence required to verify zoning w city planners



Essential Information

MLS® #	30051517
Price	\$299,000
Square Footage	768
Acres	0.09
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	107 3rd Avenue E
Subdivision	N/A
City	Polson
County	Lake
State	MT
Zip Code	59860

Amenities

Parking	Alley Access, On Street
---------	-------------------------

Interior

Cooling	Ductless
---------	----------

Exterior

Exterior Features	Garden
Windows	ENERGY STAR Qualified Windows
Roof	Composition
Foundation	Slab

Additional Information

Date Listed	June 10th, 2025
Days on Market	113
Zoning	Residential