

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

MLS® #30052322

\$920,000

4 Bedroom, 2.00 Bathroom, 1,624 sqft

Residential on 17.64 Acres

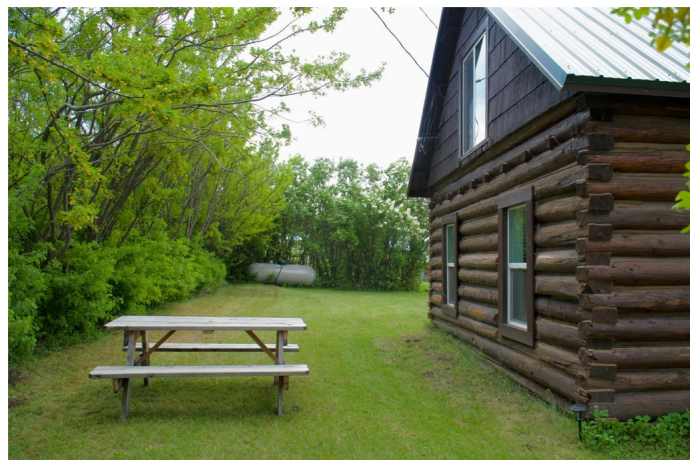
N/A, Kalispell, MT

Photos Coming Soon-RARE INVESTMENT OPPORTUNITY ON MONTANA HIGHWAY 35!

Conveniently situated between Kalispell, Bigfork, and Columbia Falls, this unique property offers outstanding development potential and is listed below market value per acre. With two access points directly off Hwy 35 and an impressive 5%+ cap rate, this is your chance to secure a high-performing, income-generating property in a prime location.

Zoned for flexibility, the property allows for subdivision, family transfer subdivision, and business development—all with utilities already in place and generating income. Whether you plan to subdivide, build homes, launch a business, or put in an RV park, this land offers limitless potential.

Enjoy stunning panoramic views, expansive lot configurations, and the ability to create beautiful water features from the existing ponds. Located within the Scenic Corridor and Bigfork School District, this property has minimal restrictions and unmatched versatility. At the heart of the parcel is a charming 1933 log home, featuring 4 bedrooms, 2 bathrooms, and 2,494 square feet of original rustic Montana character. The home supports conventional financing and is currently rented for \$3,700/month, the RV pads are rented for



\$650 and \$700/month, and the venue is booked as well, offering options to:

Continue generating rental income;

Section off and sell the home to recoup much of your investment; or

Live onsite while developing the land.

Additional features include:

Three additional income streams;

Two 50 AMP electric RV hookups with septic clean-outs;

Newer Pavilion with event rental supplies(ask about inclusions and 2025 events); and

Dual entrances for ease of access and traffic flow.

This is truly a phenomenal land, home, and business opportunity on the highly desirable Montana Highway 35.

Showings by appointment only. To minimize disruption to tenants, parcel showings are preferred, initially. At least 24-hour notice required for home interior showings.

Built in 1933

Essential Information

MLS® #	30052322
Price	\$920,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,624

Acres	17.64
Year Built	1933
Type	Residential
Sub-Type	Single Family Residence
Style	Log Home
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
Parking	RV Access/Parking, See Remarks
View	Meadow, Mountain(s), Residential, Valley

Interior

Appliances	Dryer, Dishwasher, Microwave
Heating	Electric, Forced Air
Stories	One and One Half
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Fire Pit, RV Hookup, Storage, See Remarks, Propane Tank - Leased
Roof	Metal
Construction	Log
Foundation	Poured

Additional Information

Date Listed	June 18th, 2025
Days on Market	129
Zoning	See Remarks