

\$4,200,000 - 11315 Us Highway 2 E, West Glacier

MLS® #30052384

\$4,200,000

Bedroom, Bathroom,
Land on 37.46 Acres

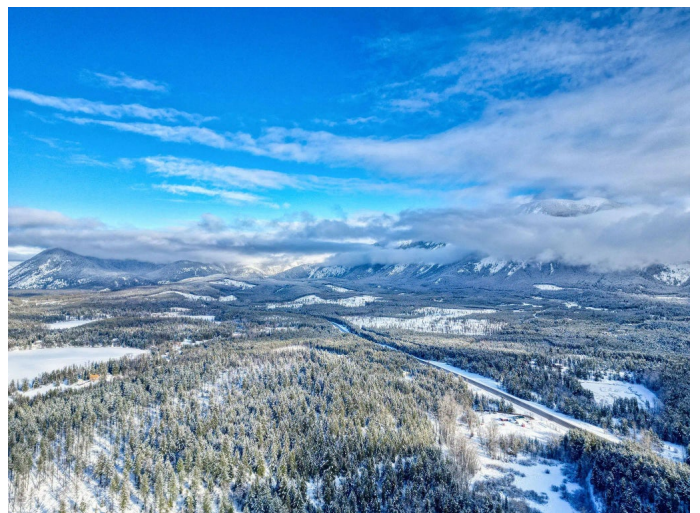
N/A, West Glacier, MT

****Prime Commercial Land Opportunity Minutes to Glacier National Park**** Now available, this exceptional 37.46-acre property offers unmatched visibility and development potential in one of Montana's most visited corridors—just minutes from the west entrance of *Glacier National Park*, which draws over 3 million visitors annually.

Strategically positioned with direct exposure to tourist traffic, the property consists of three contiguous parcels, opening the door to a wide range of commercial ventures—lodging, RV resort, retail, dining, adventure services, or a mixed-use destination concept. A charming and well-maintained 2-bedroom, 1-bath residence sits at the heart of the property, offering immediate functionality.

Bordering the breathtaking *Flathead National Forest* and minutes from *Lake Five*, and *Lake McDonald*, the site offers unbeatable access to iconic outdoor recreation, all enhanced by the convenience of a bike path right out front. ****Highlights:****

- * 37.46 acres across three commercially promising parcels
- * High visibility location with major tourist traffic
- * Borders national forest & minutes from Glacier National Park entrance
- * Potential for hospitality, recreation, retail, or mixed-use development
- * Utilities and access infrastructure in place
- * Dual entry points
- * Natural Gas
- * Long-term hold, legacy investment, or



commercial build-out.
This is a rare chance to secure a legacy location in the heart of Montana’s premier travel destination. Opportunities of this scale and location are few and far between.
Schedule your tour today and explore the potential for your next commercial venture.

Essential Information

MLS® #	30052384
Price	\$4,200,000
Acres	37.46
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	11315 Us Highway 2 E
Subdivision	N/A
City	West Glacier
County	Flathead
State	MT
Zip Code	59936

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected
Features	Fishing, Lake, Park
View	Park/Greenbelt, Mountain(s), Residential, Trees/Woods

School Information

District	District No. 8
----------	----------------

Additional Information

Date Listed	June 20th, 2025
Days on Market	89
Zoning	Commercial