

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

MLS® #30052401

\$4,200,000

Bedroom, Bathroom, 842 sqft
Commercial Sale on 37.46 Acres

N/A, West Glacier, MT

Prime Commercial Opportunity Minutes to Glacier National Park! Now available, this exceptional 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 two entry points and direct exposure to tourist traffic, this property is primed for commercial operations. The land consists of three contiguous parcels, creating flexibility for 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 moments 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
- ~Two separate entry points are ideal for traffic flow, guest access, or phased development
- ~High-visibility location with over 3 million annual park visitors nearby
- ~Borders National Forest & minutes from the Glacier National Park entrance
- ~Potential for hospitality, recreation, retail, or



mixed-use development

~Utilities and access infrastructure in place

~Bike Path out front door

~Long-term hold, legacy investment, or
commercial build-out

~Natural Gas.

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.

Built in 1972

Essential Information

MLS® #	30052401
Price	\$4,200,000
Square Footage	842
Acres	37.46
Year Built	1972
Type	Commercial Sale
Sub-Type	Building/Land
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
View	Park/Greenbelt, Mountain(s), Residential, Trees/Woods

Exterior

Foundation	Poured
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School Information

District District No. 8

Additional Information

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