# \$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

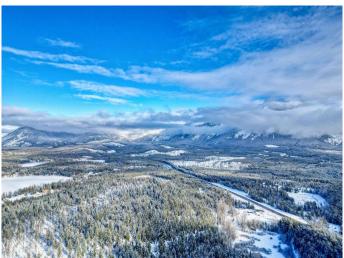
N/A, West Glacier, MT

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 corridorsâ€"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 venturesâ€"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

#### **School Information**

District No. 8

## **Additional Information**

Date Listed June 20th, 2025

Days on Market 89

Zoning Commercial