

\$1,180,000 - 200 Sportsman Lane, Bigfork

MLS® #30052474

\$1,180,000

Bedroom, Bathroom,
Land on 1.17 Acres

Ridgeview Park, Bigfork, MT

Prime Commercial Lot for Sale â€“
High-Visibility Opportunity in Bigfork, MT.
Unlock exceptional business potential with this
premier 1.17+/- acre commercial lot,
strategically located in the heart of the Jewel
Basin Center, adjacent to the vibrant Two
Rivers Pickleball Club, Grizzly Lanes Bowling
Alley and Jewel View Cottages. Just minutes
from charming downtown Bigfork and a quick
20-minute drive to bustling Kalispell, this
property offers unmatched convenience and
exposure.

Boasting 207'+/- of prominent frontage along
Montana Highway 82, this lot enjoys
outstanding visibility from the east, west, and
directly facing the highway, with traffic counts
as high as 8,300 vehicles daily. Zoned B-3
Business Commercial, the property supports a
wide range of development opportunities,
making it ideal for retail or service-oriented
businesses. Seize this rare chance to establish
your business in a thriving, high-traffic corridor
with immense growth potential. Services
include Bigfork Water and Sewer, fire
hydrants, Flathead Electric Coop, and
Broadband Fiber Optic Cable internet.

RESIDENTIAL PROPERTY TAX INCREASE NOTICE:

Property tax bills for 2024 and prior years may
not reflect the future tax burdens on
non-owner-occupied residential properties
such as second homes, vacation homes, and
short-term rentals. Recent legislation passed



by the Montana Legislature (House Bill 231 and Senate Bill 542) raised the tax burdens on such properties and will take full effect in tax year 2026 and reflected in tax bills sent out in the fall of 2026. Further, the Montana Department of Revenue's statewide property appraisal for the 2025-2026 biennium is anticipated to raise the value of all residential properties beginning in tax year 2025. Buyers are encouraged to consult with a tax advisor or real estate attorney for further information concerning the impact these changes may have on the tax bills for any Montana residential property they are considering. This notice is provided for informational purposes only and does not constitute legal or tax advice.

Pending a Boundary Line Adjustment, the lot will gain an additional 40' along the northern property line, resulting in a total of 1.17+/- acres, with a net usable area of 0.84+/- acres due to shared access easements. Flexible covenants, subject to amendment, allow for tailored development while maintaining the area's high standards (some limitations apply).

Legal Description:

Lot 2 of Ridgeview Park, a subdivision located in the SE1/4 of the SE1/4 of Section 14, Township 27 North, Range 20 West, P.M.M. Flathead County, Montana, as shown on the Plat of Ridgeview Park being the amended Plat of Lot 1A of the Flathead Swan Junction Unit # 4 in SE1/4 of the SE1/4 Section 14, Township 27 North, Range 20 West, P.M.M. Flathead County, Montana, plus that additional land which shall be added by way of a boundary line adjustment increasing the gross acreage to 1.17 acres from 1.0 Acres and increasing the net acreage to 0.84 acres, from 0.67 acres as shown on the attached drawing (see attached the boundary adjustment

sketch.)

Reserving a shared parking easement over that property which is added to the original Lot 2 by the boundary line adjustment, above referenced. This easement's terms shall be negotiated with the purchase of the property.

And subject to and reserving that easement for ingress and egress on the east side of the above-described property as shown on the said Plat.

Disclaimer: Information is deemed reliable but not guaranteed by the listing office or agent. Buyers and their agents are encouraged to perform their own due diligence.

Essential Information

MLS® #	30052474
Price	\$1,180,000
Acres	1.17
Type	Land
Sub-Type	Commercial
Status	Active

Community Information

Address	200 Sportsman Lane
Subdivision	Ridgeview Park
City	Bigfork
County	Flathead
State	MT
Zip Code	59911

Amenities

Utilities	Electricity Available, High Speed Internet Available
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School Information

District	District No. 38
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Additional Information

Date Listed	June 20th, 2025
Days on Market	11
Zoning	Business