

\$299,000 - Nhn Whitewater Lane, Alberton

MLS® #30056707

\$299,000

Bedroom, Bathroom,
Land on 1.65 Acres

Kayak Ridge, Alberton, MT

At Exit 66/Fish Creek on I-90, this 1.65-acre commercial lot in the Kayak Ridge Neighborhood offers a fantastic opportunity for entrepreneurs and investors ready to embrace Montana's outdoor lifestyle. This prime location serves as a gateway to a recreational haven, just half a mile from the Tarkio East Fishing Access on the Clark Fork River, a stretch of river well known as the Alberton Gorge, famous for white-water rafting. Just 30 minutes from the Missoula Airport and easy access off of I-90, potential ventures could include a guest lodge, trading post, convenience store, storage units – let your imagination run wild! Fishing enthusiasts flock to this area to catch native species like bull trout, westslope cutthroat trout, rainbows, and browns. Nearby Fish Creek State Park, the largest state park in Montana, covering 5,600 acres and granting access to 45,000 acres of public land managed by Fish, Wildlife & Parks (FWP). Open year-round, this park offers a wide array of recreational activities such as fishing, hiking, mountain biking, and snowmobiling. Additional area attractions include Lookout Pass Ski Area and the Hiawatha Mountain Bike Trail just a one hour-drive to the west. This is a unique chance to cater to recreational enthusiasts and the numerous travelers along I-90,



Essential Information

MLS® #	30056707
Price	\$299,000
Acres	1.65
Type	Land
Sub-Type	Commercial
Status	Active

Community Information

Address	Nhn Whitewater Lane
Subdivision	Kayak Ridge
City	Alberton
County	Mineral
State	MT
Zip Code	59820

Amenities

Amenities	Snow Removal
Utilities	Electricity Available
View	Mountain(s)

Additional Information

Date Listed	August 30th, 2025
Days on Market	3