



2577/2585 Highway 93 N, Kalispell, MT 59901

MLS #21902628

Commercial development opportunity!!! Premium location in the sought after north Kalispell growth corridor. This 7 acre property is located on Hwy 93 , just north of the Reserve intersection & the Kalispell by-pass. With approximately 1000 feet of prime Stillwater River frontage, this property has incredible potential for many venues. Currently zoned B-2 in the County and located in Kalispell's B-2 City growth policy area. Costco, Lowes, Home Depot, dozens of other major retailers, Flathead Valley Community College and Kalispell Regional Medical Center are within a 2 mile radius. Preliminary land use analysis has been completed by a licensed engineer. Two existing homes on property.

Reports

Property Type	Residential	Listing Office	Wrangler Real Estate
Days On Market	3		

Contract Data

Property Sub-Type	Single Family Residence	Listing Date	03/11/2019
List Price	1,875,000	Agent Owned	No
List Price/SqFt	845.36	REO/Bank Owned	No
Short Sale	No	Status	Active

General Property Description

Fin. Sq. Ft. Est.	2000 - 2500	Total Sq. Ft.	2,218
Year Built	1965	Remodel/Updates	Remodeled/Updated
Style	1.5-2 Stories	Lot Size Estimate	5.0-10.0
Lot Acres	7.28	Lot SqFt	317,117
Total Bedrooms	4	Total Bathrooms	2
Total Full Baths	1	Total 3/4 Baths	1
Total Half Baths	0	Garage Type	Attached
Garage Stall	2	Waterfront	Navigable
Waterfront Name	Stillwater River	Waterfront Footage	1000
HOA	None	HOA Dues Amount	0

Legal and Taxes

Covenant	No	Zoning	B-2
Taxes	5,657.75	Tax Year	2018
Assessor Number	0333150,0546800	Legal	S30, T29 N, R21 W, ACRES 3, COS 20513-1, TR 4A IN L3 & 4, ASSR# 0000546800 and S30, T29 N, R21 W, ACRES 4.28, COS 20513-2, TR 4AB IN L3 & 4, ASSR# 0000333150, Records of Flathead County, MT.

School District District No. 5

Location

County	Flathead	City Limits	No
Directions	Approximately 0.2 miles north of intersection of Reserve and Highway 93, turn right, just north of Eisingers. Sign on property.	Geocode	07407830301150000

Details

Terms Of Sale:	Cash; Conventional	App./Equip. Included:	None
Utilities:	Cable TV Available; Electric; Gas; Internet; Septic System; Telephone; Well; Other: CLA	HVAC:	Electric Hot Water; Gas Forced Air
Road Surface:	Blacktop/Asphalt	Interior Features:	Master Bedroom Main Floor
Road Frontage:	City Street	Exterior Features:	Deck; Fence; Landscaped; Porch
Views:	Glacier Nat'l Park; Mountains; River/Stream/Creek; Ski Resort; Trees	Possession:	Closing
Surface Water:	River	Sign:	Sign On Property
Terrain:	Level; Sloped	Fencing:	Chain Link; Partial; Vinyl
		Trees:	Meadow/Tree Mix

Construction: Wood/Frame
Siding: Masonite
Roof: Comp/Asphalt
Foundation: Poured Concrete
Basement: None

Adjacent Owners: Private
Documents On File: Directional Map; Easements; Flood Plain Info.; Legal Description; Plat Map/Survey; Sellers Prop. Disc.; Water Rights Cert.; Zoning

All information is subject to change, is deemed reliable but is not guaranteed, and should be independently verified. The information being provided is for consumers' personal, non-commercial use and may not be used for any other purpose other than to identify prospective properties consumers may be interested in purchasing. © 2019 Montana Regional MLS, LLC and [FBS](#). All Rights Reserved. Prepared by Debbie Street, BRO on Thursday, March 14, 2019 1:20 PM.



2577/2585 Highway 93 N, Kalispell, MT 59901

MLS #21902762

Commercial development opportunity!!! Premium location in the sought after north Kalispell growth corridor. This 7 acre property is located on Hwy 93 , just north of the Reserve intersection & the Kalispell by-pass. With approximately 1000 feet of prime Stillwater River frontage, this property has incredible potential for many venues. Currently zoned B-2 in the County and located in Kalispell's B-2 City growth policy area. Costco, Lowes, Home Depot, dozens of other major retailers, Flathead Valley Community College and Kalispell Regional Medical Center are within a 2 mile radius. Preliminary land use analysis has been completed by a licensed engineer. Two existing homes on property.

Reports

Property Type	Land	Listing Office	Wrangler Real Estate
---------------	------	----------------	----------------------

Contract Data

Property Sub-Type	Commercial	Listing Date	03/11/2019
Status	Active	Contingent	No
List Price	1,875,000	Agent Owned	No
REO/Bank Owned	No	Short Sale	No

General Property Description

Lot Size Estimate	5.0-10.0	Lot Acres	7.28
Lot SqFt	317,117	Waterfront	Navigable
Waterfront Name	Stillwater River	Waterfront Footage	1000 Approximate
HOA	None	HOA Dues Amount	0

Legal and Taxes

Covenant	No	Zoning	B-2
Taxes	5,657.75	Tax Year	2018
Tax Remarks	Incls. existing SFR	Assessor Number	0333150,0546800
Legal	S30, T29 N, R21 W, ACRES 4.28, COS 20513-2, TR 4AB IN L3 & 4, ASSR# 0000333150 and S30, T29 N, R21 W, ACRES 3, COS 20513-1, TR 4A IN L3 & 4, ASSR# 0000546800, Records of Flathead County, MT.		

Location

County	Flathead	City Limits	No
Directions	Approximately 0.2 miles north of intersection of Reserve and Highway 93, turn right, just north of Eisingers. Sign on property.	Geocode	07407830301150000

Details

Terms Of Sale:	Cash; Conventional	Outbuildings:	Other
Utilities:	Cable TV Available; Electricity; Gas; Internet; Septic System; Telephone; Well	Fencing:	Chain Link; Partial; Other: Vinyl
Adjacent Owners:	Corporate Owned; Private	Possession:	Closing
Trees:	Partly Wooded	Sign:	Sign On Property
Terrain:	Level; Sloped	Surface Water:	River
Views:	Glacier Nat'l Park; Mountains; Residential; River/Stream/Creek; Ski Resort; Trees		
Road Surface:	Blacktop/Asphalt		
Road Frontage:	City Street		

All information is subject to change, is deemed reliable but is not guaranteed, and should be independently verified. The information being provided is for consumers' personal, non-commercial use and may not be used for any other purpose other than to identify prospective properties consumers may be interested in purchasing. © 2019 Montana Regional MLS, LLC and FBS. All Rights Reserved. Prepared by Debbie Street, BRO on Thursday, March 14, 2019 1:20 PM.