

20 ACRE PARCEL FOR SALE

2621 U.S. Highway 2 West



Sage Advisors Team

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SECTION 1

Property Information

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Property Summary



Boundary Lines Approximate

Property Description

20 acre development opportunity in Kalispell, Montana offering immediate income and long term flexibility in a prime location just off Highway 2. The property is currently utilized as an RV and boat storage lot, providing an established use with continued income potential while allowing for future redevelopment. Scenic Corridor zoning supports a wide range of residential, commercial, or mixed use possibilities. Strong visibility, easy access, and highly flexible zoning make this a versatile investment in a rapidly growing market!

Property Highlights

- Prime location just off Highway 2 with excellent visibility
- 20-acre parcel in a high-demand Kalispell market
- Currently operating as an RV and boat storage lot
- Immediate income potential with existing use
- Scenic Corridor zoning with minimal land use restrictions
- Flexible development potential (residential, commercial, or mixed-use)
- Easy access with strong traffic exposure
- Ideal for investors, developers, or owner-operators
- Expanding area with long-term growth upside
- Rare combination of usability, location, and flexibility

Offering Summary

Sale Price:	\$2,590,000
Lot Size:	20 Acres

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	1	8	66
Total Population	6	26	199
Average HH Income	\$217,316	\$106,634	\$114,630

Additional Photos



Location Map



Google



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