

Location, location, location!



Live in MT Real Estate: 1217 US Hwy 49, Babb, MT 59411

[WEB: kiowajunction.com](http://www.kiowajunction.com)

- » Business Opportunity
- » Commercial property at the intersection of Highway 89 and Highway 49
- » Option A: 10 acre commercial "triangle" plus 155 acres, priced at \$598,000
- » Option B: 10 acre commercial "triangle" plus 300 acres, priced at \$899,000
- » Borders USA Trust ground
- » Existing commercial portion includes 4-unit motel, restaurant and log cabin

QR Code



Choose your acreage!



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Live in MT Real Estate

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LOCATION, LOCATION, LOCATION. Commercial property at the intersection of Highway 89 and Highway 49, so expect high traffic counts from Canadian visitors & tourists who are exploring nearby Glacier National Park. Borders USA Trust ground. The existing commercial portion (the approximate 10-acre "triangle") has a 4 unit motel, restaurant and log cabin. You can't find a better candidate for a commercial venture this close to Glacier National Park AND at this price.

The remaining acreage is a spectacular example of what the Glacier area has to offer. It's an aspen and wildflower paradise with meadows, breathtaking views, and the South Fork of Cut Bank Creek running through the property. Access is easy, off the highway, and it is refreshing that the road noise is light.

With so much never-developed land around you, this is home to most of Montana's wildlife: bears, elk, deer, cats, fish, and much more.

Exclusive Listing from LYNN KENYON, Realtor; License #: RRE-BRO-LIC-38199; (406)770-0013; lynn@lynnkenyon.com Live in MT Real Estate is supports the Fair Housing Act and active duty military, their families, and veterans.. ©Properties Online, Inc. The above information including square footage is based on data received from the seller and/or from public sources. This information is deemed reliable but has not been independently verified and cannot be guaranteed. Prospective buyers are advised to verify information to their own satisfaction prior to purchase. Equal Housing Opportunity. Any

