

**1217 US Hwy 49 BABB, MT 59411**



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## **Commercial Property near Glacier N.P.**

**Location, location, location!**  
Bordering USA Trust Ground at the intersection of Hwys 89/49, ripe with visitors exploring Glacier. Ten-acre triangle has 4-unit motel, restaurant and log cabin. You can't find a better candidate for a commercial venture this close to Glacier at this price. The remaining 300 acres (approximately) are a spectacular example of what the area has to offer. Aspen and wildflower paradise with meadows, breathtaking views, pond, and South Fork of Cut Bank Creek running through the property. Access is easy, off the highway.

### **Option A**

10 acre commercial "triangle" plus **155** acres, priced at **\$649,900**.

### **Option B**

10 acre commercial "triangle" plus **300** acres, priced at **\$998,900**.



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