

LIGHT INDUSTRIAL LOT FOR SALE

# 151 Barkley Ridge Trail

151 Barkley Ridge Trail, Kalispell, MT 59901



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# Table of Contents

## Table Of Contents

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
COMPLETE HIGHLIGHTS	6
ADDITIONAL PHOTOS	7
LOCATION INFORMATION	8
REGIONAL MAP	9
LOCATION MAP	10
AERIAL MAP	11
DEMOGRAPHICS	12
DEMOGRAPHICS MAP & REPORT	13
ADVISOR BIO 1	14
ADVISOR BIO 2	15

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SECTION 1

# Property Information

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# Property Summary

WHITEFISH MOUNTAIN RESORT



## Property Description

6.5 Acre Light Industrial Lot | Prime Location Between Whitefish & Kalispell

Strategically located between Whitefish and Kalispell just off Highway 93, this 6.5 acre light industrial lot offers exceptional potential for commercial or industrial development. With paved access, electricity and gas available, and a well already installed, this property is ready for your next venture.

The sale includes fully engineered site development and building plans, giving you a significant head start on construction and permitting. This rare offering combines visibility, accessibility, and infrastructure in one of Northwest Montana's most active growth corridors.

Whether you're expanding your operations, launching a new business, or investing in one of the Flathead Valley's most dynamic areas, this property is a turnkey opportunity in a high-demand location.

## Property Highlights

- 6.5 acres zoned for light industrial use
- Excellent location between Whitefish & Kalispell off Highway 93
- Perfect for Storage Facilities, Light Assembly/Manufacturing, Fabrication, Processing, and More
- New 50 GPM well installed
- Fully engineered site development and buildings plans included
- Paved access road
- Electricity and natural gas available

## Offering Summary

Sale Price:	\$1,199,000
Lot Size:	6.56 Acres

# Property Description



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## Location Description

From Kalispell take US HWY 93 N past Majestic Valley Arena. Pass Schrade Rd, head East on Barkley Ridge Trail to end of cul-de-sac.

# Complete Highlights



## Property Highlights

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# Additional Photos



WHITEFISH MOUNTAIN RESORT



HIGHWAY 93



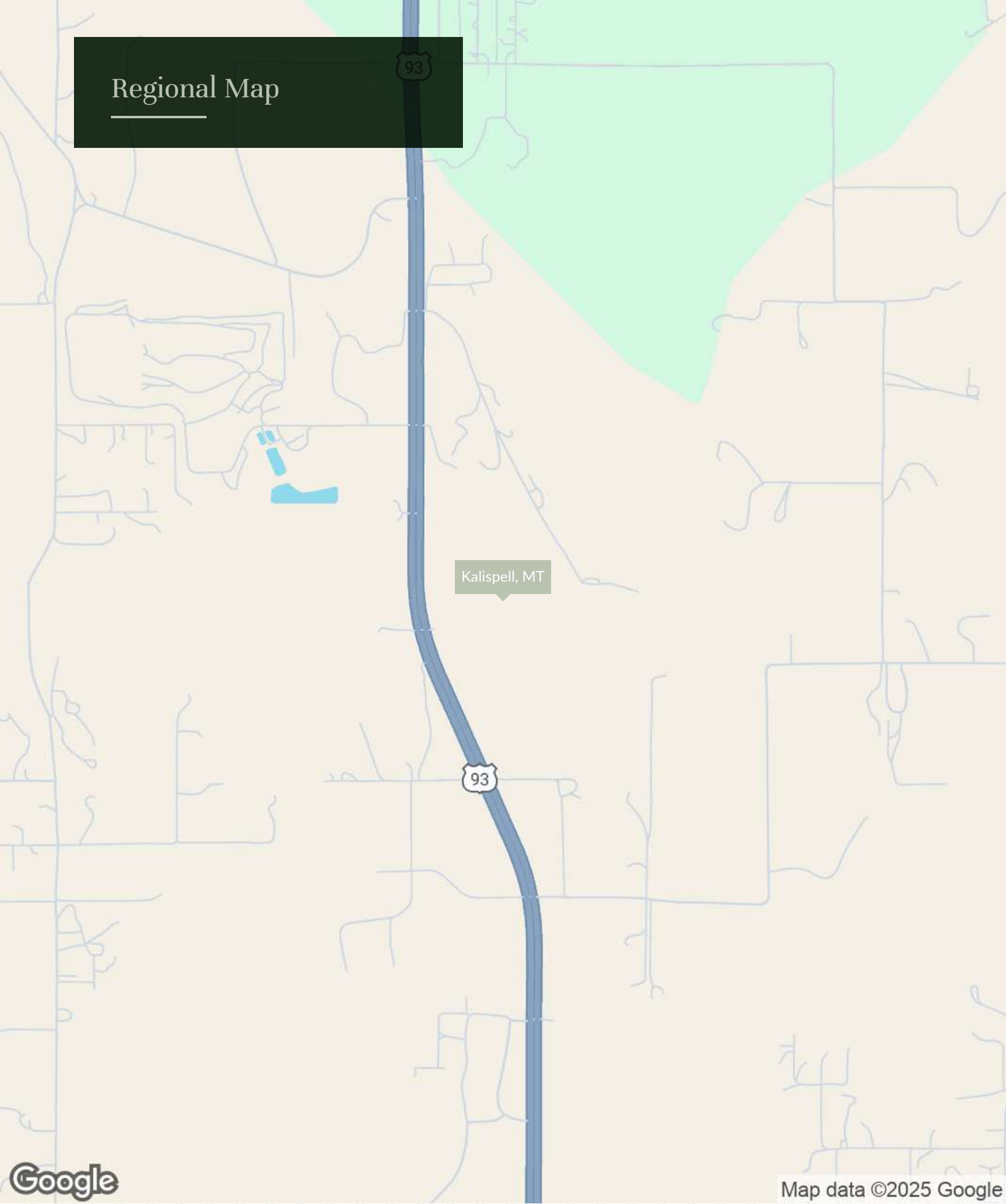
SECTION 2

# Location Information

Subject Property



# Regional Map



Kalispell, MT

93

# Location Map

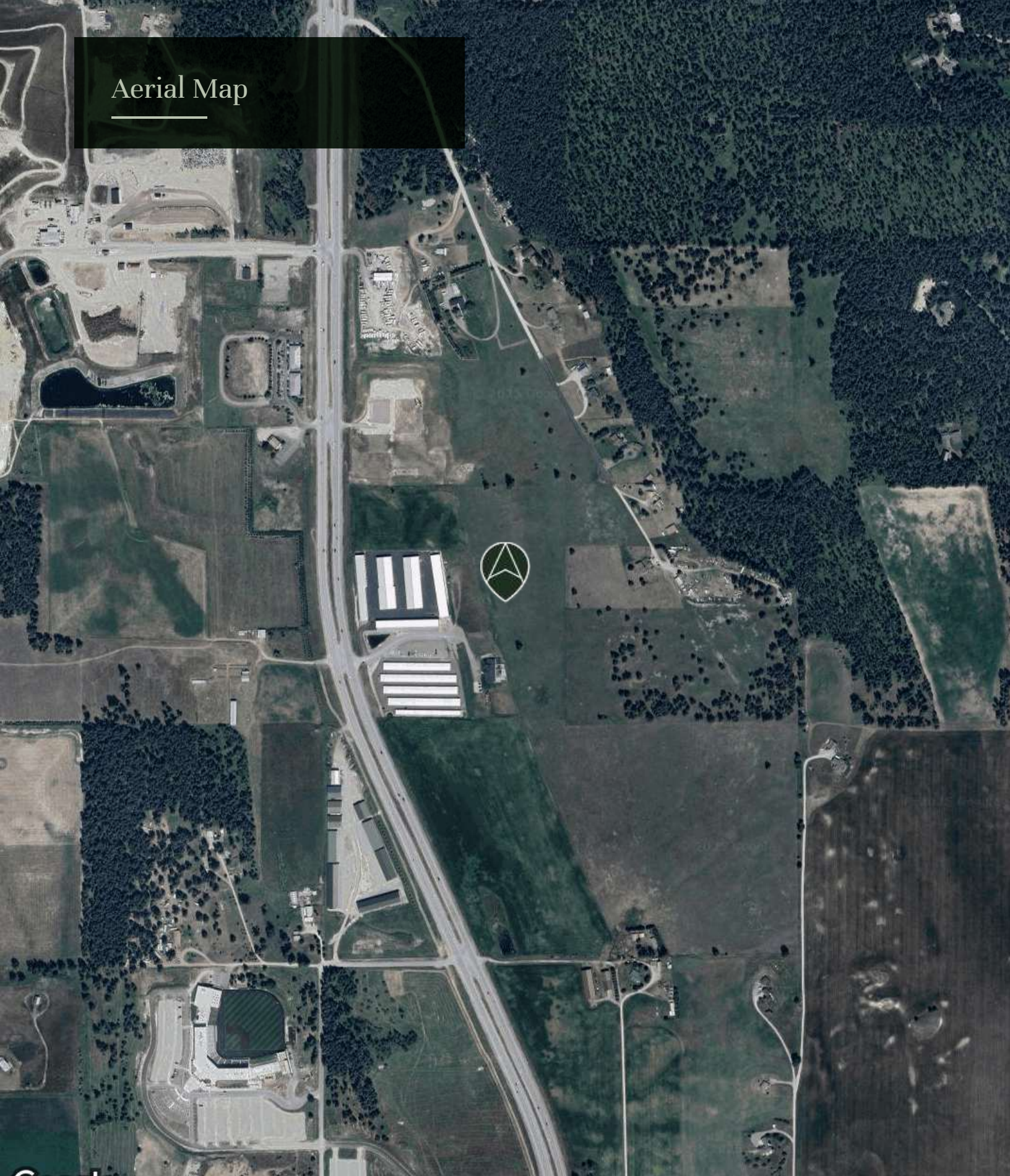
93

Scenic Ridge Rd



Map data ©2025

Aerial Map



Google

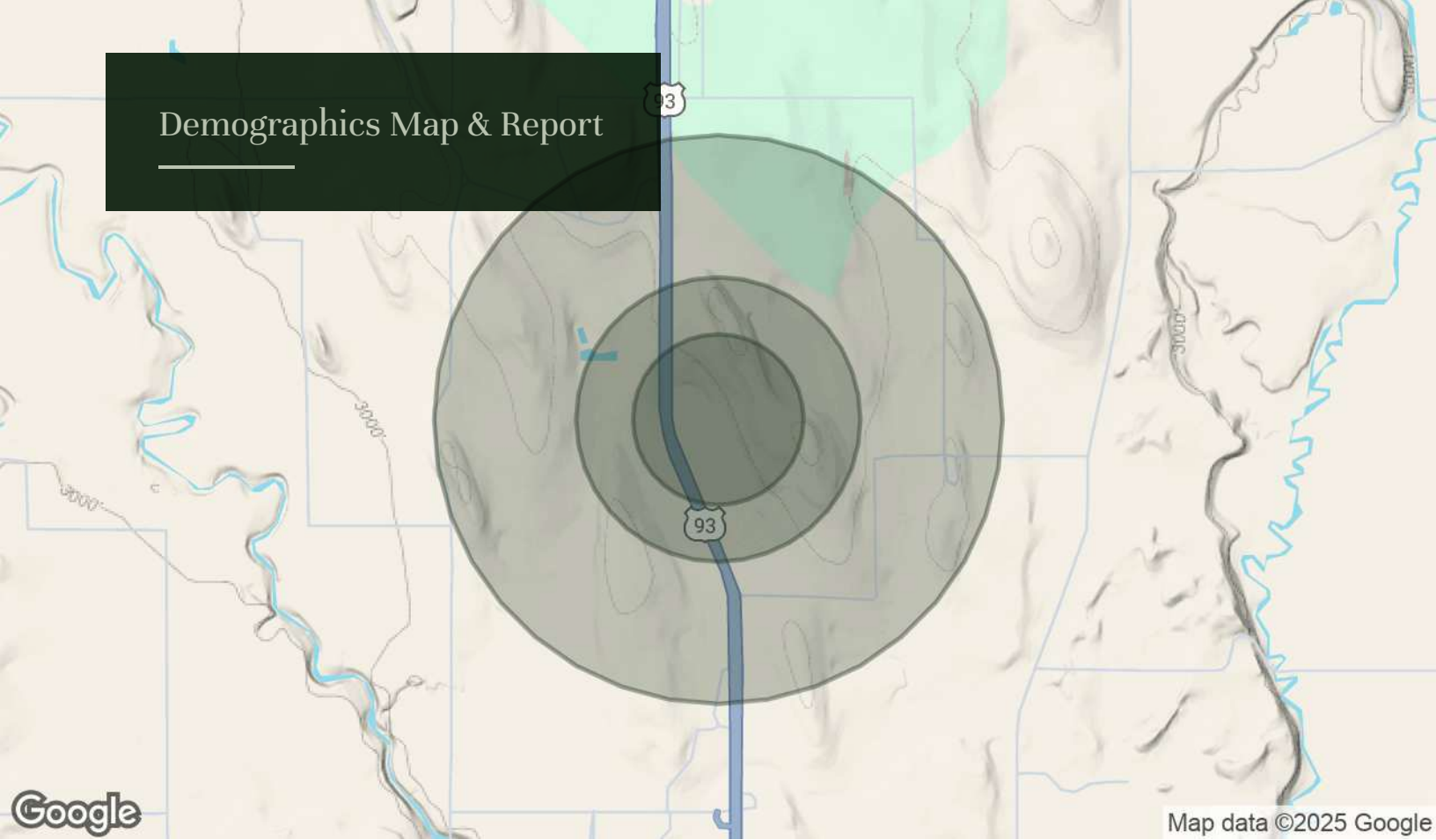
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SECTION 3

# Demographics

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# Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	13	45	229
Average Age	44	44	44
Average Age (Male)	44	44	44
Average Age (Female)	43	43	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	5	17	89
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$157,265	\$157,265	\$150,152
Average House Value	\$739,866	\$739,866	\$747,034

Demographics data derived from AlphaMap

# Advisor

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