

FOR SALE



PONDERA RV RESORT

719 S MARYLAND STREET · CONRAD, MONTANA 59425 · RV PARK + BUSINESS

 SALE PRICE
\$585,000

 RV SITES
18

 SITE
±1.08 AC

 PRICE / SITE
\$32,500

PROPERTY OVERVIEW

Turnkey 18-site RV resort in Conrad, about 4 miles off I-15 on a main route to Glacier National Park and the Bob Marshall Wilderness. The 1.08-acre property has full hookups at every site, on-site laundry, Wi-Fi, showers, and a mobile home for owner occupancy or extra rental income. It sits between two city parks across from the public pool, with walkable shopping and dining. Real estate and business are offered together.

PROPERTY HIGHLIGHTS

- 18 full-hookup sites (water, sewer, electric)
- 5 pull-through + 13 back-in sites
- Bath house with showers and laundry
- Mobile home for owner or rental
- Wi-Fi; public water and sewer
- ~4 miles off I-15, route to Glacier NP
- Across from city pool, between two parks
- Financials with signed NDA

Offered as real estate (MLS 30044558) and business opportunity (MLS 30044636). Financials available with a signed non-disclosure agreement. Please contact the listing broker; do not disturb guests or tenants. Information has been provided from sources deemed reliable but is not guaranteed. Buyer or tenant to verify all information to its own satisfaction.

SCOTT BLUMFIELD

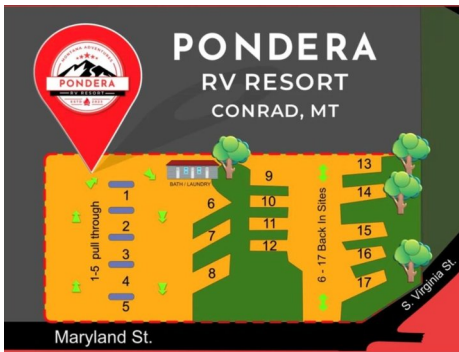
BROKER/OWNER · LIC. RRE-RBS-LIC-16312

406-750-0276 · scott@catalyst-cre.com

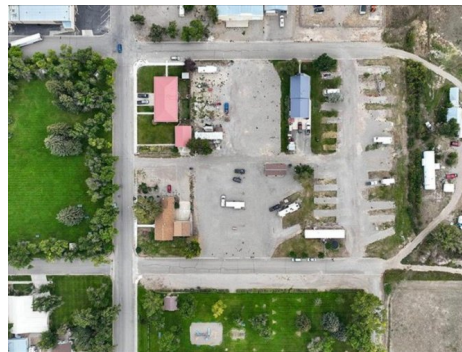
CATALYST COMMERCIAL REAL ESTATE SERVICES

21 3rd Street N, Suite 5A, Great Falls, MT 59401

MLS #30044558 / 30044636



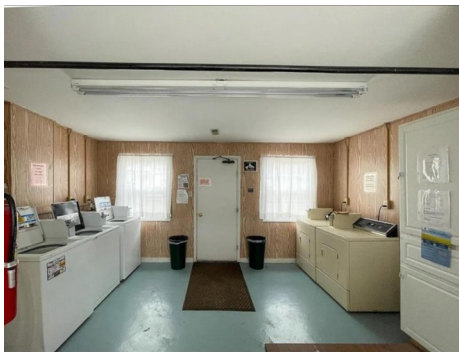
SITE MAP — 18 RV SITES



OVERHEAD — PARK AND SURROUNDINGS



OFFICE AND RV SITES



ON-SITE LAUNDRY



BATH HOUSE / SHOWERS



CONRAD AERIAL

PROPERTY DETAILS

ADDRESS	719 S Maryland Street
CITY / COUNTY	Conrad / Pondera County, MT
LEGAL DESCRIPTION	Knobel Add, Blk 70, Lots 11-18
SECTION / TWP / RNG	S23, T28N, R03W
GEOCODE	26398723308060000
ASSESSOR NUMBER	0000628800
SITE AREA	±1.08 AC / 47,045 SF
MLS NUMBERS	30044558 / 30044636

SALE PRICE	\$585,000
RV SITES	18 full hookup
SITE LAYOUT	5 pull-through, 13 back-in
BUILDINGS	Bath/laundry + mobile home
MAIN BUILDING	±576 SF
UTILITIES	Public water and sewer
2024 REAL ESTATE TAXES	\$3,477.03
FINANCIALS	With signed NDA

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