

FOR SALE



TBD ALPINE AVENUE

CUT BANK, MONTANA 59427 · 8 SERVICED LOTS — VOGT SUBDIVISION

PRICE
\$222,300LOTS
8SITE
±1.16 ACUTILITIES
STUBBED

PROPERTY OVERVIEW

Eight contiguous, fully serviced lots in Block B of the Vogt Subdivision, Cut Bank, with water, power and sewer stubbed to each lot. Laid out in two rows fronting Alpine Avenue and Calico Street, the ±1.16-acre block is zoned to allow mobile homes and is ready for a small park operator, build-to-rent investor or builder. Lots can be purchased as a package or individually, and three additional parcels nearby are also available.

PROPERTY HIGHLIGHTS

- 8 contiguous lots, ±1.16 acres total
- Water, power and sewer stubbed to every lot
- Zoned to allow mobile and manufactured homes
- Four ±6,900 SF lots on the Calico Street row
- Four ±5,750 SF lots on the Alpine Avenue row
- Package or individual lot purchase
- Inside Cut Bank city limits
- Three additional nearby parcels available

Buyer to verify utilities, zoning and development requirements with the City of Cut Bank and Glacier County. Lot sizes are approximate. Information has been provided from sources deemed reliable but is not guaranteed. Buyer or tenant to verify all information to its own satisfaction.

TYLER POWELL

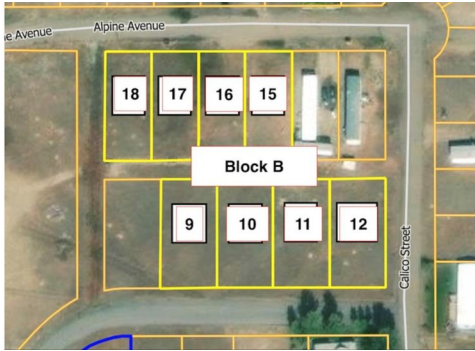
SALES & BROKERAGE MANAGER · LIC. RRE-RBS-LIC-63122

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CATALYST COMMERCIAL REAL ESTATE SERVICES

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

MLS #30073243



LOT LAYOUT — BLOCK B



AERIAL TOWARD CUT BANK



OVERHEAD VIEW



STREET FRONTAGE

PROPERTY DETAILS

ADDRESS	TBD Alpine Avenue
CITY / COUNTY	Cut Bank / Glacier County, MT
SUBDIVISION	Vogt Subdivision, Block B
LEGAL DESCRIPTION	Lots 9-12 & 15-18, Block B, Vogt Subd.
TAX IDS	1684-1687, 1690-1693
GEOCODE	38452901408090000
TAXES (2025)	\$2,056.56 total
FLOOD PLAIN	None
MLS NUMBER	30073243

LIST PRICE	\$222,300 (8-lot package)
TOTAL AREA	±1.16 AC / 50,530 SF
LOTS	8 (two rows of four)
CALICO STREET ROW	4 lots, ±6,900 SF each
ALPINE AVENUE ROW	4 lots, ±5,750 SF each
UTILITIES	Water, power, sewer stubbed
MOBILE HOMES	Permitted (single, double, modular)
CITY LIMITS	Yes
AVAILABILITY	Package or individual lots

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