

\$2,097,000 - 2400 Hwy 2 W, Columbia Falls

MLS® #30008547

\$2,097,000

Bedroom, Bathroom, 14,000 sqft
Commercial Sale on 1.47 Acres

N/A, Columbia Falls, MT

\$300k PRICE IMPROVEMENT! CPA says
"Sell Now!" (Can't build this back at \$150. sq.
ft.)

Spectacular one of a kind, log accent building,
built by Cabela's lead contractor as his own
personal showroom. No expense spared with
Lodgepole, Mountain Maple, Diamond Willow
and Haida woods used throughout.
Approximately 14,000 +/- sq. ft. of usable, high
quality building space, centrally located with
very high traffic counts daily from both locals
and tourists. 1.47 acres with plenty of parking
spaces and C-2 zoning allows almost
anything. Electronic monument sign with
approximately 200' of HWY 2 frontage.
Located in county for lower taxes and utilities.
Creative seller will consider carry back note
and financing with sizeable down. Seller is
open to trade property. This property has been
in escrow two times unsuccessfully closing not
because of seller or property condition.

Built in 1989

Essential Information

MLS® #	30008547
Price	\$2,097,000
Square Footage	14,000
Acres	1.47
Year Built	1989
Type	Commercial Sale
Status	Active



Community Information

Address	2400 Hwy 2 W
Subdivision	N/A
City	Columbia Falls
County	Flathead
State	MT
Zip Code	59912

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Available
Parking	Additional Parking

Interior

Interior	Carpet, Concrete, Ceramic Tile
Heating	Electric, Forced Air, Gas
Cooling	Central Air

Exterior

Exterior Features	Breezeway
Windows	Aluminum Frames, Blinds, Double Pane Windows, Screens, Window Coverings
Roof	Metal
Foundation	Poured

School Information

District	District No. 6
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Additional Information

Date Listed	June 29th, 2023
Days on Market	844
Zoning	Commercial