

# \$1,980,000 - 4965 Us Highway 2 W, Columbia Falls

MLS® #30015457

**\$1,980,000**

Bedroom, Bathroom,  
Land on 8.82 Acres

N/A, Columbia Falls, MT

Preliminary plat and DEQ review has been approved! This is an excellent development opportunity that has most of the difficult approval process already completed. Flathead county has given preliminary plat approval to a 5 lot commercial subdivision on this 8.82 acre parcel with Hwy 2 frontage very close to Glacier International Airport. The property is centrally located in Flathead Valley close to Whitefish, Kalispell, and Columbia Falls, with possible railroad access on the eastern boundary, and has direct access off of Hwy 2. The scenic corridor zoning allows many permitted uses, and level terrain allows for several prime building sites for a variety of commercial or industrial buildings. There are approximately 50 storage units currently on the property ready to be rented!

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | 30015457    |
| Price    | \$1,980,000 |
| Acres    | 8.82        |
| Type     | Land        |
| Sub-Type | Commercial  |
| Status   | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 4965 Us Highway 2 W |
| Subdivision | N/A                 |



|          |                |
|----------|----------------|
| City     | Columbia Falls |
| County   | Flathead       |
| State    | MT             |
| Zip Code | 59912          |

### **Amenities**

|           |                                       |
|-----------|---------------------------------------|
| Utilities | Electricity Available, See Remarks    |
| View      | Park/Greenbelt, Mountain(s), Ski Area |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 2nd, 2023 |
| Days on Market | 704                |
| Zoning         | See Remarks        |