

\$4,490,000 - 378 River Road 5 Parcels, Columbia Falls

MLS® #30027647

\$4,490,000

Bedroom, Bathroom,
Land on 48.51 Acres

Loeffler Ridge, Columbia Falls, MT

Discover development potential on this expansive nearly 50-acre property, featuring approximately 450 feet of Highway 2 frontage, attracting over 3.3 million annual visitors to Glacier National Park. With over 1,500 feet of Flathead River frontage, the possibilities are vast. The previous Planned Unit Development (PUD) included plans for 151 residential units, bike paths, a riverfront park, a village market, clubhouse facilities, and the relocation of the existing River Road. This site is ideally positioned to meet current multi-family and workforce housing needs, making it perfect for your next project. Located just minutes from Downtown Columbia Falls and less than 20 minutes from Glacier National Park, this property offers endless recreational opportunities!

Essential Information

MLS® #	30027647
Price	\$4,490,000
Acres	48.51
Type	Land
Sub-Type	Residential
Status	Active Under Contract

Community Information

Address	378 River Road 5 Parcels
Subdivision	Loeffler Ridge



City	Columbia Falls
County	Flathead
State	MT
Zip Code	59912

Amenities

Utilities	Natural Gas Available
View	Park/Greenbelt, Meadow, Mountain(s), Trees/Woods
Is Waterfront	Yes
Waterfront	Navigable Water, Waterfront

Additional Information

Date Listed	June 17th, 2024
Days on Market	379
Zoning	See Remarks