

\$1,195,000 - 8 Us Highway 2 E, Columbia Falls

MLS® #30029627

\$1,195,000

Bedroom, Bathroom, 3,330 sqft
Commercial Sale on 0.50 Acres

N/A, Columbia Falls, MT

Fantastic opportunity in the heart of downtown Columbia Falls. A half-acre lot with frontage on Hwy 2, as well as city road and walking distance to all downtown has to offer. It is the original Columbia Falls Train Depot which adds charm to the open space and is a blank canvas for your business or dwelling. Zoned CB-2 with ample parking, prime location, high traffic count and visibility which provides endless opportunities. Wood flooring and breathtaking picture windows enhance the open space, which includes additional storage/staging area, all featuring wooden accents across the walls and ceilings. It was thoughtfully remodeled in 2008 to update plumbing, electrical and insulation but kept its historical charm. Currently used as an active business. See documents for the zoning regulations.

Built in 1930

Essential Information

MLS® #	30029627
Price	\$1,195,000
Square Footage	3,330
Acres	0.50
Year Built	1930
Type	Commercial Sale
Sub-Type	Retail
Status	Active Under Contract



Community Information

Address	8 Us Highway 2 E
Subdivision	N/A
City	Columbia Falls
County	Flathead
State	MT
Zip Code	59912

Amenities

Utilities	Electricity Connected, High Speed Internet Available
Features	Street Lights, Sidewalks

Interior

Interior	Wood
Heating	Space Heater
Basement	None

Exterior

Roof	Metal
Construction	Wood Frame
Foundation	See Remarks

Additional Information

Date Listed	July 2nd, 2024
Days on Market	466
Zoning	Business