

\$1,400,000 - 16995 Us Highway 2, Troy

MLS® #30041440

\$1,400,000

Bedroom, Bathroom, 7,200 sqft
Commercial Sale on 8.11 Acres

N/A, Troy, MT

Can you say potential! Currently this property is set up and being operated as a Bed & Breakfast. This perfect Montana getaway is nestled above the breathtaking Kootenai River in the charming town of Troy. This beautiful B&B offers an unforgettable stay surrounded by pristine nature, towering evergreens, and panoramic views of the river & mountains. Guests can explore nearby outdoor adventures, including hiking, fishing & wildlife watching or take a 3 mile drive to the famous Kootenai Falls & Swinging Bridge, one of Montana's most stunning natural attractions. After a day of exploration, soak in the breathtaking surroundings & mesmerizing sunsets from the deck. Whether you're seeking an escape from city life, an outdoor adventure, or a unique business opportunity, this idyllic property is ready to make dreams a reality. Furthermore, this property offers incredible potential for additional commercial ventures. Imagine transforming it into a full-scale restaurant and lounge, a bar and dancehall, or an event venue of many kinds. This property has the perfect setting for small weddings, retreats, company parties, special occasions and the list goes on. Currently there is an RV spot with full hook-ups and the property has the potential to create more RV spots. With its prime location & breathtaking views, the possibilities are endless for expanding into a premier hospitality destination. Don't miss out on this rare opportunity.



Built in 2006

Essential Information

MLS® #	30041440
Price	\$1,400,000
Square Footage	7,200
Acres	8.11
Year Built	2006
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	16995 Us Highway 2
Subdivision	N/A
City	Troy
County	Lincoln
State	MT
Zip Code	59935

Amenities

View	Mountain(s), Creek/Stream
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Interior

Interior Features	Elevator
Heating	Radiant
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Foundation	Poured, Basement
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Additional Information

Date Listed	February 24th, 2025
Days on Market	235