

# \$699,000 - 1020 3rd Avenue E, Columbia Falls

MLS® #30043418

**\$699,000**

Bedroom, Bathroom, 1,668 sqft  
Commercial Sale on 0.33 Acres

N/A, Columbia Falls, MT

First time ever on the market! This well maintained 3-bedroom, 2-bathroom home, built in 2005, is located on a spacious .33-acre lot in a prime East side district of Columbia Falls. Zoned CB-2 this property offers outstanding flexibility for residential, commercial, or mixed-use—making it ideal for a home-based business, professional office, or live/work setup. Lovingly owned and well cared for by the original owners, this home has never been listed before. It features quality construction, a beautifully landscaped and partially fenced yard, and is surrounded by a neighborhood of established businesses, reinforcing its commercial potential. Just one block from Highway 2, the property enjoys high visibility and easy access, placing it in the heart of Columbia Falls—commonly known as the Gateway to Glacier National Park. With millions of annual visitors and year-round local traffic, this location is prime for business exposure and long-term value.

Built in 2005

## Essential Information

|                |                 |
|----------------|-----------------|
| MLS® #         | 30043418        |
| Price          | \$699,000       |
| Square Footage | 1,668           |
| Acres          | 0.33            |
| Year Built     | 2005            |
| Type           | Commercial Sale |



|          |               |
|----------|---------------|
| Sub-Type | Building/Land |
| Status   | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1020 3rd Avenue E |
| Subdivision | N/A               |
| City        | Columbia Falls    |
| County      | Flathead          |
| State       | MT                |
| Zip Code    | 59912             |

### Amenities

|           |                                                                                        |
|-----------|----------------------------------------------------------------------------------------|
| Utilities | Cable Available, Electricity Connected, High Speed Internet Available, Phone Available |
| Parking   | Additional Parking, RV Access/Parking, On Street                                       |
| View      | Mountain(s)                                                                            |

### Interior

|                   |                                          |
|-------------------|------------------------------------------|
| Interior Features | Fireplace                                |
| Heating           | Baseboard, Electric, Radiant, Wood Stove |
| Basement          | Crawl Space                              |

### Exterior

|              |                      |
|--------------|----------------------|
| Roof         | Asphalt              |
| Construction | Masonite, Wood Frame |
| Foundation   | Poured               |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 4th, 2025 |
| Days on Market | 68            |
| Zoning         | Commercial    |