

# \$1,150,000 - 2310 9th Street W, Columbia Falls

MLS® #30044550

**\$1,150,000**

Bedroom, Bathroom, 1,470 sqft  
Commercial Sale on 1.55 Acres

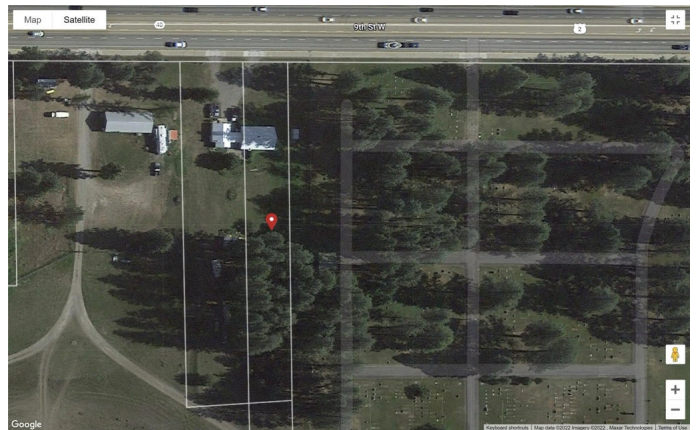
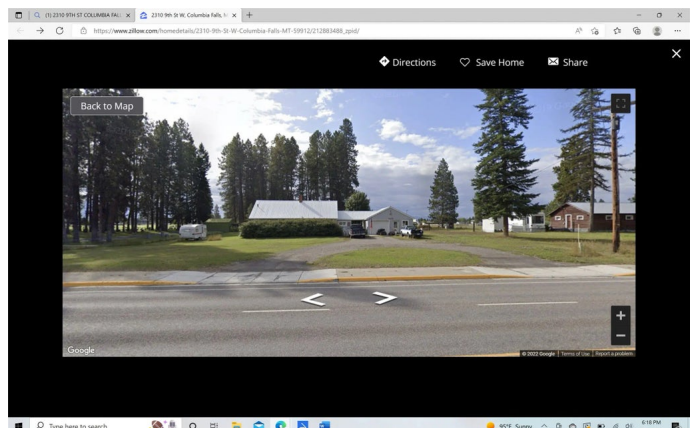
N/A, Columbia Falls, MT

1.55-acre prime Commercial property on 2 lots just outside Columbia Falls City limits, 1/2 block West of Super 1. Approximately 155' of Hwy 2 frontage and a 22,300+ traffic count, excellent visibility from the highway, 2 curb cuts already in place for easy access from either direction. Includes a 1470sf house plus outbuildings that can be used for multiple purposes. This is a rare opportunity to own a piece of commercial real estate in a highly sought-after location. The land is ready for your next business venture. Imagine your business being seen by thousands of commuters daily, giving you maximum exposure and a constant stream of potential customers. The location offers easy access to major highways, making it convenient for both employees and customers. As the city of Columbia Falls continues to grow, this is the perfect opportunity to establish your business in a prime location with maximum exposure.

Built in 1977

## Essential Information

|                |                 |
|----------------|-----------------|
| MLS® #         | 30044550        |
| Price          | \$1,150,000     |
| Square Footage | 1,470           |
| Acres          | 1.55            |
| Year Built     | 1977            |
| Type           | Commercial Sale |
| Sub-Type       | Building/Land   |



Status                      Active

**Community Information**

Address                      2310 9th Street W  
Subdivision                  N/A  
City                            Columbia Falls  
County                        Flathead  
State                          MT  
Zip Code                    59912

**Interior**

Heating                      Forced Air, Gas

**Exterior**

Lot Description            1.55  
Foundation                Poured

**Additional Information**

Date Listed                April 1st, 2025  
Days on Market            90  
Zoning                        Commercial