

\$950,000 - 307 Nucleus Avenue, Columbia Falls

MLS® #30046416

\$950,000

Bedroom, Bathroom, 7,624 sqft
Commercial Sale on 0.50 Acres

N/A, Columbia Falls, MT

Prime Downtown Columbia Falls Commercial Property. An exceptional opportunity in the heart of Columbia Falls! This rare offering spans seven city lots along Nucleus Avenue—the main thoroughfare of downtown—totaling over half an acre in coveted CB-4 zoning. The 7,650 sq. ft. building has undergone \$400K+ in recent upgrades, making it primed for its next venture. Currently home to Glacier Lanes Bowling Alley (which can be retained or reimagined), the versatile space offers potential for subdivision into multiple mixed-use storefronts. With ample parking and easy in-and-out access, this property is a standout investment in a thriving location. Opportunities like this don't come often—schedule a viewing today!

Built in 1961

Essential Information

MLS® #	30046416
Price	\$950,000
Square Footage	7,624
Acres	0.50
Year Built	1961
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information



Address	307 Nucleus Avenue
Subdivision	N/A
City	Columbia Falls
County	Flathead
State	MT
Zip Code	59912

Exterior

Foundation	Slab
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Additional Information

Date Listed	April 14th, 2025
Days on Market	150