

\$2,100,000 - N/A, Great Falls

MLS® #30048220

\$2,100,000

Bedroom, Bathroom, 7,700 sqft
Commercial Sale on 2.03 Acres

N/A, Great Falls, MT

The iconic Beacon Icehouse—“an established and locally beloved bar, music venue, and event space set on approximately 500 feet of Sun River frontage with Cascade County commercial zoning. This turnkey operation features a full liquor and gaming license, large outdoor stage, expansive deck, walk-up bar, and private boat docks that draw patrons from both land and river. With city water, private septic, and an expansive parking area, the property is ready to host large events, concerts, and gatherings. Known as one of Great Falls’s™ go-to spots for live music and nightlife, the Beacon offers significant upside for investors or operators looking to expand programming, enhance branding, or redevelop the riverfront grounds to maximize value and community engagement. The Beacon Icehouse is a long-standing, high-traffic bar and live entertainment venue with a strong local following and a reputation as one of Great Falls’s™ most popular nightlife destinations. Known for its energetic atmosphere, the Beacon regularly hosts live music, karaoke, poker nights, and other community-focused events. The venue features a full liquor and gaming license, a large indoor bar, a spacious outdoor stage and deck, a walk-up bar, and even private boat docks for guests arriving via the Sun River. Operating seven days a week, typically from midday until 2:00 AM, the business sees consistent patronage from both locals and visitors. Its strong event calendar, active social



media presence, and flexibility in both indoor and outdoor programming make it an ideal investment for a buyer looking to capitalize on an already-thriving operation with room for expansion and further brand development.

Built in 1913

Essential Information

MLS® #	30048220
Price	\$2,100,000
Square Footage	7,700
Acres	2.03
Year Built	1913
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	N/A
Subdivision	N/A
City	Great Falls
County	Cascade
State	MT
Zip Code	59404

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking	Additional Parking, Boat
View	Creek/Stream

Interior

Heating	Forced Air, Gas
Has Basement	Yes
Basement	Unfinished

Exterior

Exterior Features	Balcony, Dock, Fire Pit
Roof	Asphalt, Rolled/Hot Mop

Construction	Brick, Block
Foundation	Poured

Additional Information

Date Listed	May 7th, 2025
Days on Market	166
Zoning	Commercial