

\$816,000 - 83 Sweebee Lane, Columbia Falls

MLS® #30050490

\$816,000

4 Bedroom, 3.00 Bathroom, 1,800 sqft

Residential on 1.22 Acres

N/A, Columbia Falls, MT

Where Big Opportunity Meets Big Sky Country! Welcome to 83 Sweebee Lane—an exceptional property in the heart of Columbia Falls, where investment potential is as expansive as the Montana skies. Sitting on 1.22 acres, the real showstopper is a jaw-dropping 78 x 80, 6240 sf fully finished shop, 2 feet of insulation for the shop's interior & the two enclosed lean-to's, with multiple drive-thru shop doors. 50 amp power, floor drains, & living quarters. Upstairs is a 1BR, and 1BA on the lower level & a room that was a kitchen, which could be easily converted back to a kitchen. 1996 double-wide: 26x54 Fleetwood Brookfield manufactured home w/3BR, 2BA. The 20 x 30 shed is 600 sf with conduit & ground work completed for a buyer to turn it into another rental. Listing agent must accompany every showing, with a minimum of 24 hours' notice for tenants' rights—no driving on to the property without an appointment.

Built in 1996

Essential Information

MLS® #	30050490
Price	\$816,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,800
Acres	1.22



Year Built	1996
Type	Residential
Sub-Type	Manufactured Home
Style	Ranch
Status	Active

Community Information

Address	83 Sweebee Lane
Subdivision	N/A
City	Columbia Falls
County	Flathead
State	MT
Zip Code	59912

Amenities

Utilities	Electricity Connected, Propane
Parking	Additional Parking, RV Access/Parking, See Remarks
# of Garages	4
Garages	Detached
View	Mountain(s), Residential

Interior

Interior Features	Main Level Primary, Open Floorplan
Appliances	Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer
Heating	Propane
# of Stories	1
Stories	One
Basement	None

Exterior

Exterior Features	Propane Tank - Owned
Foundation	See Remarks

School Information

District	District No. 6
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Additional Information

Date Listed	May 25th, 2025
Days on Market	138

Zoning

None