

\$650,000 - 929 9th Street W, Columbia Falls

MLS® #30050507

\$650,000

Bedroom, Bathroom, 1,242 sqft
Commercial Sale on 0.38 Acres

N/A, Columbia Falls, MT

Prime commercial corner lot in the heart of Columbia Falls! This 0.375-acre property (approx. 16,375 SF) includes two city lots with 125 feet of Highway 2 (9th St) frontage and 130 feet along 10th Ave W. Zoned CB-2 Commercial, this high-visibility location offers a daily traffic count exceeding 20,000 (AADT). A 1955-built 3 bed, 1 bath home (1,242 SF) currently sits on the property and could be renovated or removed for redevelopment. Full city services: water, sewer, electric, natural gas, phone, and internet are available. This is an ideal opportunity for retail, office, or mixed-use development in a rapidly growing area. Don't miss your chance to invest in a premier commercial location!

Built in 1955

Essential Information

MLS® #	30050507
Price	\$650,000
Square Footage	1,242
Acres	0.38
Year Built	1955
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address 929 9th Street W



Subdivision	N/A
City	Columbia Falls
County	Flathead
State	MT
Zip Code	59912

Amenities

Utilities	Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Available
Features	Curbs, Street Lights, Sidewalks

Interior

Heating	Ductless, Gas, Stove
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Exterior

Exterior Features	Storage
Lot Description	125'x131'
Roof	Composition
Construction	Asbestos, Wood Frame
Foundation	Block, Poured, Pillar/Post/Pier

School Information

District	District No. 6
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Additional Information

Date Listed	May 27th, 2025
Days on Market	143
Zoning	Commercial