

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

MLS® #30050509

\$650,000

Bedroom, Bathroom,
Land 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!



Essential Information

MLS® #	30050509
Price	\$650,000
Acres	0.38
Type	Land
Sub-Type	Commercial
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
View	Residential, Trees/Woods

Exterior

Lot Description	125'x131'
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School Information

District	District No. 6
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Additional Information

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