

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

MLS® #30050549

**\$816,000**

Bedroom, Bathroom, 6,240 sqft  
Residential Income 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 into the property or interrupting business. Schedule an appointment today!

Built in 2006

## Essential Information

|                |                    |
|----------------|--------------------|
| MLS® #         | 30050549           |
| Price          | \$816,000          |
| Square Footage | 6,240              |
| Acres          | 1.22               |
| Year Built     | 2006               |
| Type           | Residential Income |



|        |              |
|--------|--------------|
| Style  | Other, 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, High Speed Internet Available, Propane |
| Parking      | Additional 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                                                       |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | See Remarks, Propane Tank - Owned |
| Foundation        | Other                             |

### School Information

|          |                |
|----------|----------------|
| District | District No. 6 |
|----------|----------------|

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 25th, 2025 |
| Days on Market | 138            |
| Zoning         | None           |