

\$3,249,000 - 8250 Us Highway 2 W, Marion

MLS® #30051150

\$3,249,000

Bedroom, Bathroom, 2,500 sqft
Commercial Sale on 21.22 Acres

N/A, Marion, MT

Exceptional mixed-use commercial investment within Scenic Corridor zoning, offering multiple revenue streams and subdividable potential. The commercial building previously operated as a restaurant and casino/bar, with bar and walk-in coolers, two kitchens (one fully plumbed and one ready for setup), and ample space for revitalization into retail, food service, or hospitality use. A 50x100 fully finished shop provides additional value with an office, loft/living area, car lifts, engine hoist, and used-oil furnace—ideal for automotive or light industrial use. The property also includes a 2,644 sq ft 2-bed, 2-bath home and a duplex with two 1,200 sq ft 2-bed, 1-bath units—perfect for employee housing or rental income. With four separate septic systems and the ability to easily split the property, along with +/- 1000 ft of Hwy 2 frontage, this is a rare opportunity for entrepreneurs and investors alike.

Built in 1983

Essential Information

MLS® #	30051150
Price	\$3,249,000
Square Footage	2,500
Acres	21.22
Year Built	1983
Type	Commercial Sale
Sub-Type	Building/Land



Status Active

Community Information

Address 8250 Us Highway 2 W
Subdivision N/A
City Marion
County Flathead
State MT
Zip Code 59925

Amenities

Utilities Electricity Connected
Features Street Lights
Parking Additional Parking, See Remarks
View Residential, Trees/Woods

Interior

Heating Forced Air, Gas, Propane
Cooling Central Air

Exterior

Exterior Features Awning(s), Storage
Foundation Poured

Additional Information

Date Listed June 4th, 2025
Days on Market 41