

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

MLS® #30051188

\$3,249,000

Bedroom, Bathroom, 5,000 sqft
Residential Income on 21.00 Acres

N/A, Marion, MT

Fantastic multi-family investment with built-in commercial and residential versatility! The property includes a primary 2,644 sq ft residence featuring 2 bedrooms and 2 bathrooms, ideal for owner-occupancy or additional rental income. A separate duplex offers two 1,200 sq ft units, each with 2 bedrooms and 1 bathroom—ready to generate steady rental revenue. A large, fully finished 50x100 shop with an office, loft/living space, car lifts, and engine hoist provides flexible use as additional rental space or business operations hub. Additionally, a commercial building formerly operated as a restaurant and bar/casino offers further income possibilities, with bar and kitchen infrastructure in place and 1000ft of Hwy 2 frontage giving plenty of room for expansion. This is a compelling portfolio property with live-in, lease-out, and business potential all in one.



Built in 1983

Essential Information

MLS® #	30051188
Price	\$3,249,000
Square Footage	5,000
Acres	21.00
Year Built	1983
Type	Residential Income
Style	Ranch
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, High Speed Internet Available, Propane
# of Garages	2
Garages	Detached
View	Residential, Trees/Woods

Interior

Interior Features	Fireplace, Main Level Primary
Appliances	Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer
Heating	Gas, Propane, Stove, Wood Stove
Stories	One
Has Basement	Yes
Basement	Partially Finished

Exterior

Exterior Features	Awning(s), Fire Pit, Rain Gutters, RV Hookup, Propane Tank - Owned, Propane Tank - Leased
Foundation	Poured, Basement

Additional Information

Date Listed	June 4th, 2025
Days on Market	41