

\$4,300,000 - Nhn Us Hwy 2 E, Columbia Falls

MLS® #30053693

\$4,300,000

Bedroom, Bathroom,
Land on 48.35 Acres

N/A, Columbia Falls, MT

Commercial Land Development Opportunity with over 1700 feet of Highway 2 frontage! Positioned on 48 level acres with a high daily traffic count just north of Glacier Park International Airport, this property offers exceptional visibility and access in one of the Flathead Valley's most strategic growth corridors. With Scenic Corridor zoning, this parcel allows for a wide range of commercial uses—lodging, retail, hospitality, event venues, RV parks, equestrian or recreation-based businesses and more. The land's level topography and expansive footprint make it ideal for large-scale development, with ample room for phased projects or multi-use concepts. Utilities are in place, and an existing 4,789 sq ft home built in 2003 includes a main-level 3-bedroom, 3-bathroom layout and a separate 2-bedroom, 1-bathroom walkout daylight basement apartment—perfect for temporary use as office space, staff housing, or income-generating short-term rental during the development phase. Property consists of three tracts of land with three addresses: 103,115,127 Wishart Road. There are 2 propane tanks 500/1000 gallon that service the property, tanks are owned. There are two septic tanks that service each home. Water service is by a Shared well servicing both units.



Essential Information

MLS® #	30053693
Price	\$4,300,000
Acres	48.35
Type	Land
Sub-Type	Commercial
Status	Active

Community Information

Address	Nhn Us Hwy 2 E
Subdivision	N/A
City	Columbia Falls
County	Flathead
State	MT
Zip Code	59912

Amenities

Utilities	Electricity Connected, High Speed Internet Available, Propane, Phone Available
View	Meadow, Mountain(s)

Exterior

Exterior Features	Propane Tank - Owned
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Additional Information

Date Listed	July 12th, 2025
Days on Market	26