

\$4,300,000 - 115 Wishart Road, Columbia Falls

MLS® #30053694

\$4,300,000

5 Bedroom, 4.00 Bathroom, 4,789 sqft

Residential on 48.35 Acres

N/A, Columbia Falls, MT

Investment Opportunity! This rare and versatile 48.35 acre property with over 1700' of Highway 2 frontage is located just north of Glacier Park International Airport in Columbia Falls, Montana. Zoned Scenic Corridor, this unique parcel offers a wide range of development possibilities in a busy commercial and industrial district of Flathead County. The 4,789 sq ft Montana-style home, built in 2003, features 3-bedrooms and 3-bathrooms above ground level, plus a fully finished walkout basement apartment with 2-bedrooms, 1-bathroom, a full kitchen, and laundry—each level with its own entrance and comfortable layout. The wrap-around deck delivers stunning views of Whitefish Mountain Resort, the Swan Mountain Range, and the distant snow capped peaks of Glacier Park. Property includes old horse stalls / enclosures / some fencing and a dated mobile home unit. The home has brief past STR history. Imagine the future with endless potential for personal use, rental income, or future development. 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.

Built in 2003

Essential Information



MLS® #	30053694
Price	\$4,300,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,789
Acres	48.35
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	115 Wishart Road
Subdivision	N/A
City	Columbia Falls
County	Flathead
State	MT
Zip Code	59912

Amenities

Utilities	Electricity Connected, High Speed Internet Available, Propane, Phone Available
Parking	RV Access/Parking
# of Garages	2
Garages	Attached
View	Meadow, Mountain(s)

Interior

Appliances	Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer
Heating	Forced Air, Gas, Propane
Cooling	Central Air
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Daylight, Finished

Exterior

Exterior Features	Propane Tank - Leased
Roof	Asphalt
Construction	Wood Siding, Wood Frame
Foundation	Poured

Additional Information

Date Listed	July 12th, 2025
Days on Market	26