

\$619,000 - 406 Montana Hwy 135, St Regis

MLS® #30054566

\$619,000

Bedroom, Bathroom, 2,304 sqft
Commercial Sale on 1.88 Acres

N/A, St Regis, MT

Prime commercial opportunity in fast growing, highly travelled Saint Regis! This high-visibility 30'x48' barndominium sits along a major travel corridor to Glacier, Whitefish, Lookout Pass, and Flathead Lake—just 1/2 mile from I-90. Features include 10' & 14' bay doors, a 14'-wide covered lean-to, & 816 sq ft of unfinished upstairs space ready for living quarters or rental income. An artesian well offers abundant water leaving the possibilities open for various business ventures. Nearly 1 additional acre behind the building to expand. Get in on the quickly fading benefit of an Opportunity Zone w/ strong tourist traffic & nearby attractions like Trestle Creek Golf, Huckleberry Shakes, and the St. Regis Fishing Access. Bring your creative commercial ideas—unlimited potential! It is the responsibility of the buyers & their agents to verify all info regarding this property. Info is provided by outside sources & deemed reliable but it is not guaranteed by listing agent or listing office.

Built in 2021

Essential Information

MLS® #	30054566
Price	\$619,000
Square Footage	2,304
Acres	1.88
Year Built	2021



Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	406 Montana Hwy 135
Subdivision	N/A
City	St Regis
County	Mineral
State	MT
Zip Code	59866

Amenities

Utilities	Electricity Connected, Propane, Phone Available
View	Mountain(s)

Interior

Interior	Concrete
Heating	Electric, Forced Air
Basement	None

Exterior

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

Additional Information

Date Listed	July 24th, 2025
Days on Market	35
Zoning	None