

\$795,000 - 3184 Mt-83, Seeley Lake

MLS® #30055381

\$795,000

Bedroom, Bathroom,
Commercial Sale on 0.62 Acres

N/A, Seeley Lake, MT

Prime Mixed-Use Investment Opportunity in the Heart of Seeley Lake.

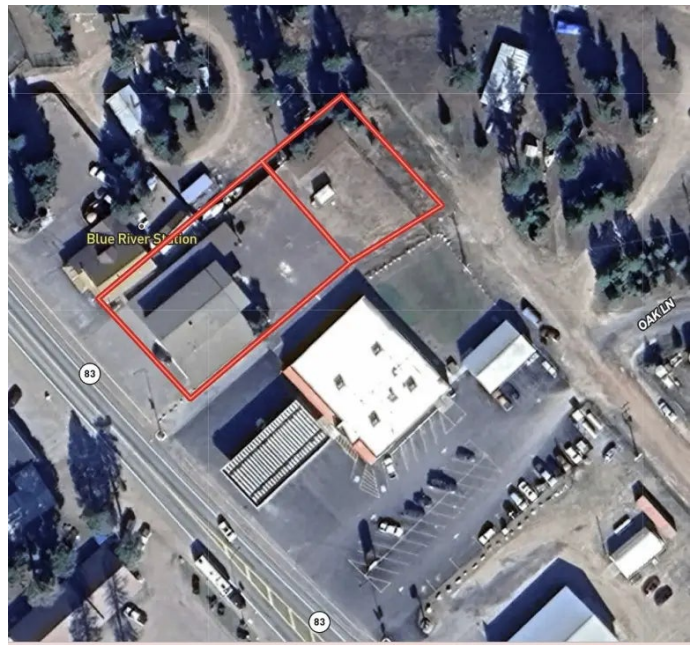
This versatile 7,500+/- sq ft building offers a rare combination of commercial utility and residential income potential in one of Montana's most scenic and recreation-rich communities. Situated on two lots totaling approximately 0.622 acres, the property enjoys high visibility and convenient access along the well-traveled corridor between Glacier and Yellowstone National Parks.

The main level features 5,040+/- sq ft of commercial space, including a large showroom, welcoming lobby, central office area, and three oversized garage bays - ideal for retail, service-based businesses, trades, or storage. The flexible floorplan supports a variety of business models and operational needs.

Upstairs, 2,400+/- sq ft of residential space is currently configured as two separate units: a 3 bed/1 bath apartment and a 1 bed/1 bath apartment. Whether used for short- or long-term rentals, staff housing, or as an owner-occupied residence, these units offer multiple pathways for generating income and maximizing return on investment.

Seeley Lake is a year-round destination known for its proximity to the Bob Marshall and Mission Mountain Wilderness Areas and abundant outdoor recreation. Just an hour from Missoula's international airport, this location is as strategic as it is scenic.

With its high visibility, versatile space, and



income-generating potential, this is a one-of-a-kind investment opportunity in a dynamic and scenic Montana community.

Built in 1955

Essential Information

MLS® #	30055381
Price	\$795,000
Acres	0.62
Year Built	1955
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	3184 Mt-83
Subdivision	N/A
City	Seeley Lake
County	Missoula
State	MT
Zip Code	59868

Amenities

Utilities	Propane
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Interior

Interior	Combination
Heating	Forced Air, Gas, Propane, Pellet Stove
Basement	None

Exterior

Exterior Features	Storage, Propane Tank - Leased
Roof	Asphalt
Foundation	Slab

Additional Information

Date Listed	August 6th, 2025
Days on Market	62