

\$1,600,000 - 79 & 83 Sweebee Lane, Columbia Falls

MLS® #30056197

\$1,600,000

Bedroom, Bathroom,
Residential Income on 3.22 Acres

N/A, Columbia Falls, MT

Welcome to 79 & 83 Sweebee Ln in Columbia Falls – 2 incredible side-by-side properties on over 3AC that together offer the perfect balance of Montana lifestyle, business opportunity, & investment potential. At 79 Sweebee, you'll find a remodeled 3BR/2BA manufactured home on a permanent foundation, complete w/underground sprinklers, a brand-new furnace, & new A/C installed in 2024. The home is comfortable, low-maintenance, & move-in ready. Attached to this property is a 2400 sf fully finished shop that sets the stage for endless uses. A full attic accessible by elevator, its own BA w/shop sinks, a full laundry rm, & even a commercial dishwasher, this space is as versatile as it is impressive. Heated by propane, it's designed for year-round function. Next door, 83 Sweebee brings things to a whole new level w/a jaw-dropping 6240 sf finished shop measuring 78' x 80'. This shop features two feet of insulation, multiple drive-thru shop doors, 50-amp power, floor drains, & two enclosed lean-tos. It also includes living quarters, w/a one-bedroom apartment upstairs & a bathroom plus a room formerly used as a kitchen on the lower level. Alongside the shop sits a 1996 Fleetwood Brookfield 3BR/2BA double-wide manufactured home as well as a 20' x 30' shed (600 sq. ft.) w/conduit & groundwork already in place for an easy conversion into another rental or workspace. Together, these two properties create a truly



unique opportunity: two homes, two exceptional shops, and an additional building all on more than 3 acres just minutes from Columbia Falls, Whitefish, and Glacier National Park. Whether you’re looking for a dynamic live/work setup, an investment property with rental potential, or the ultimate Montana workshop space, this rare package delivers.

Essential Information

MLS® #	30056197
Price	\$1,600,000
Acres	3.22
Type	Residential Income
Style	Ranch
Status	Active

Community Information

Address	79 & 83 Sweebee Lane
Subdivision	N/A
City	Columbia Falls
County	Flathead
State	MT
Zip Code	59912

Amenities

Utilities	Electricity Connected
# of Garages	8
Garages	Detached
View	Mountain(s), Residential

Interior

Heating	Propane
Cooling	Central Air
# of Stories	1
Stories	Two, One

Exterior

Foundation See Remarks

School Information

District District No. 6

Additional Information

Date Listed August 21st, 2025

Days on Market 50

Zoning None