

\$375,000 - 5476 Mt Highway 200, Thompson Falls

MLS® #30056730

\$375,000

Bedroom, Bathroom, 2,400 sqft
Commercial Sale on 2.02 Acres

N/A, Thompson Falls, MT

2.02 acres of Highway 200 frontage with easy access is a fantastic opportunity for your business, residence or mix of both! The entire 2 acres is usable in any way you choose. No zoning for this acreage so options are just about endless! Consider the many possibilities for your business or personal use! The building has been a welding business and cabinet shop along with an office space/apartment. The average daily traffic count is over 2,600. This Spacious 2400 square foot all steel building with 8" concrete floors and 3 phase electric can be used for many purposes. There are 2 commercial propane heaters. The adjacent office space has been used as an apartment and has both a Rinnai propane heater as well as electric heat. The workshop area is completely insulated. The Salish Shores Utilities is estimated to provide community water by 2026-27. In the meantime, a cistern provides water storage. A 175 gallon owned propane tank is included. Call today for your showing!

Built in 1965

Essential Information

MLS® #	30056730
Price	\$375,000
Square Footage	2,400
Acres	2.02
Year Built	1965



Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	5476 Mt Highway 200
Subdivision	N/A
City	Thompson Falls
County	Sanders
State	MT
Zip Code	59873

Amenities

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

Interior

Appliances	Propane Water Heater
Heating	Forced Air, Propane

Exterior

Exterior Features	Propane Tank - Owned
Roof	Metal
Construction	Metal Frame, Metal Siding
Foundation	Slab

Additional Information

Date Listed	August 30th, 2025
Days on Market	53
Zoning	None