

\$1,550,000 - 990 Walsh Road, Columbia Falls

MLS® #30056731

\$1,550,000

Bedroom, Bathroom, 17,200 sqft
Commercial Sale on 2.26 Acres

N/A, Columbia Falls, MT

Bring offers - close before 12/31/2025!
Presenting an established self-storage facility offering 108 enclosed units, dedicated RV hook-ups, and outdoor storage spaces. Priced at a 7.0% capitalization rate, the property delivers solid returns with upside potential. The property is well-positioned for continued success and features room for future expansion to capture additional demand. The facility is fully fenced with a secure electronic access gate, enhanced by a comprehensive video surveillance system for tenant peace of mind. Modern online management software with integrated reservations ensures smooth operations and remote oversight. This turnkey asset combines stability, growth potential, and security. Whether seeking steady income, scalability through expansion, or both, this facility represents an excellent investment in a resilient asset class. Significant room to expand storage - outdoor, enclosed, and/or covered are all options - or build a shop, residence, you decide.

Built in 2003

Essential Information

MLS® #	30056731
Price	\$1,550,000
Square Footage	17,200
Acres	2.26



Year Built	2003
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	990 Walsh Road
Subdivision	N/A
City	Columbia Falls
County	Flathead
State	MT
Zip Code	59912

Exterior

Foundation	Slab
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Additional Information

Date Listed	September 2nd, 2025
Days on Market	45
Zoning	See Remarks