

\$895,000 - 86 Steamboat Way W, Thompson Falls

MLS® #30056997

\$895,000

Bedroom, Bathroom,
Commercial Sale on 11.93 Acres

N/A, Thompson Falls, MT

PRIME RENTAL INVESTMENT PROPERTY

â€“ 11.93± Acres in Salish Shores.

Located just behind Harvest Foods, this unique property offers income potential with multiple rental units already in place.

Residential Rental: Remodeled 1994 barn-style, metal-sided 3-bdrm, 1 ¾ bath home w/garage. Currently leased to a reliable tenant. Commercial Building: 3,200 sq. ft. concrete ICF-constructed building (built in 2008) with reception, 5 private offices, conference room, break area, ½ bath, and large open flex space. Currently leased, with tenants interested in continuing. Shop Rental: 24x34 shop with two 12x34 lean-tos and loft storage, also leased. Property Features: Water access to the Clark Fork River, end-of-road location, three-phase power, and permitted septic. Former roping arena with announcerâ€™s stand, fenced garden, mature trees, rock outcroppings, open fields, and a charming chicken coop with run. Multiple income streams with both immediate return and long-term potential.

Built in 1994

Essential Information

MLS® #	30056997
Price	\$895,000
Acres	11.93
Year Built	1994



Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	86 Steamboat Way W
Subdivision	N/A
City	Thompson Falls
County	Sanders
State	MT
Zip Code	59873

Amenities

Utilities	Electricity Connected, High Speed Internet Available, Propane, Phone Connected
Parking	Additional Parking, Circular Driveway, Heated Garage
View	Meadow, Mountain(s), Residential, Trees/Woods

Interior

Heating	Forced Air, Propane, Zoned
Basement	None

Exterior

Exterior Features	Storage, Propane Tank - Leased
Construction	Board & Batten Siding, ICFs (Insulated Concrete Forms), Metal Siding, See Remarks, Wood Siding
Foundation	Poured, Slab

School Information

District	District No. 2
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Additional Information

Date Listed	September 5th, 2025
Days on Market	46
Zoning	None