

\$1,500,000 - 8703 Lincoln Road W, Canyon Creek

MLS® #30057222

\$1,500,000

Bedroom, Bathroom, 933 sqft
Commercial Sale on 4.66 Acres

N/A, Canyon Creek, MT

A rare opportunity at multi use property in Lewis and Clark County. Nestled midway between Helena & Lincoln sits the 4.6-acre estate which has a wide range of business income opportunity from: a short-term rental cabin, a few camping sites, lot rent from 6 mobile home lots, to the store as well as the post office (which just went through a negotiation that increased the CPU). Attached to the store is a modest 3 bed, 2 bath home, to either owner occupy or rent for additional income. There is ample storage on the property to lease out or use for inventory. There is room for development, so bring your energy and creative ideas to add value and tourism to the Canyon Creek community. Call your real estate professional to set up a private showing today.

Built in 1945

Essential Information

MLS® #	30057222
Price	\$1,500,000
Square Footage	933
Acres	4.66
Year Built	1945
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information



Address	8703 Lincoln Road W
Subdivision	N/A
City	Canyon Creek
County	Lewis and Clark
State	MT
Zip Code	59633

Amenities

Utilities	Electricity Connected, Natural Gas Connected
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Interior

Interior Features	Fireplace
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Exterior

Roof	Asphalt
Foundation	Poured

Additional Information

Date Listed	September 12th, 2025
Days on Market	40