

\$795,000 - 324 1st Avenue E, Columbia Falls

MLS® #30057824

\$795,000

Bedroom, Bathroom, 4,624 sqft
Residential Income on 0.29 Acres

N/A, Columbia Falls, MT

Fantastic investment opportunity in the heart of Columbia Falls! This well-maintained 4-plex sits on a .28-acre lot and features four spacious 1,000+ sq ft units, each offering 2 bedrooms and 1 bathroom. Recent upgrades include new gas boiler heating systems. Each unit is individually metered for gas and electricity. With its prime location close to shops, dining, and Glacier National Park access, this property is a strong income-producing asset with excellent rental potential. Short term rental allowed with conditional use permit per the city of Columbia Falls.

Built in 1970

Essential Information

MLS® #	30057824
Price	\$795,000
Square Footage	4,624
Acres	0.29
Year Built	1970
Type	Residential Income
Sub-Type	Quadruplex
Style	Split Level
Status	Active Under Contract

Community Information

Address	324 1st Avenue E
Subdivision	N/A



City	Columbia Falls
County	Flathead
State	MT
Zip Code	59912

Amenities

Utilities	Electricity Connected, Separate Meters
Parking	Additional Parking, Alley Access
# of Garages	4
Garages	Detached

Interior

Appliances	Range, Refrigerator
Heating	Gas, Hot Water
Cooling	Ductless
Stories	Two, Multi/Split
Basement	None

Exterior

Roof	Rubber
Construction	Block
Foundation	Block, Slab

Additional Information

Date Listed	September 29th, 2025
Days on Market	17