

\$1,695,000 - 342 4th Street Ne, Columbia Falls

MLS® #30057948

\$1,695,000

Bedroom, Bathroom, 19,108 sqft
Commercial Sale on 6.66 Acres

N/A, Columbia Falls, MT

Turnkey self storage investment opportunity in a rapidly growing Montana market! Columbia Falls, the gateway to Glacier National Park, has seen significant year over year growth and new development. This well maintained property features 3 self storage buildings totaling 18,000 SF and 139 units. It also includes a separate 2,608 SF building with two garage bays and a 1 bed/1 bath living quarters. The facility is over 90% occupied and has seen recent upgrades including new roll-up doors, latches, LED lighting, and an automatic sliding gate. The shop/apartment is rented below market on a month to month term. The 6.66 acre parcel offers opportunity to add more storage buildings, build industrial flex space, or subdivide and sell excess land. The former Columbia Falls Aluminum Plant down the road was recently purchased by a high profile developer with plans for mixed use redevelopment. The property is branded and managed by Red Shark Storage, allowing this to be a hands-free investment!

Built in 2005

Essential Information

MLS® #	30057948
Price	\$1,695,000
Square Footage	19,108
Acres	6.66
Year Built	2005



Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	342 4th Street Ne
Subdivision	N/A
City	Columbia Falls
County	Flathead
State	MT
Zip Code	59912

Exterior

Foundation	Slab
------------	------

Additional Information

Date Listed	September 24th, 2025
Days on Market	25
Zoning	Industrial - Light