\$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!



Essential Information

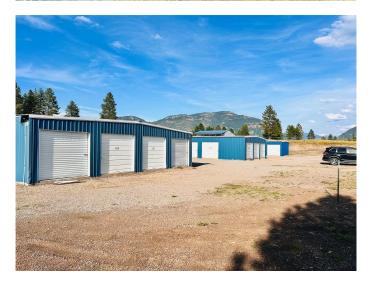
MLS® # 30057948 Price \$1,695,000

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