

\$134,500 - 400 Sandy Hill Lane, Columbia Falls

MLS® #30058050

\$134,500

Bedroom, Bathroom,
Land on 1.23 Acres

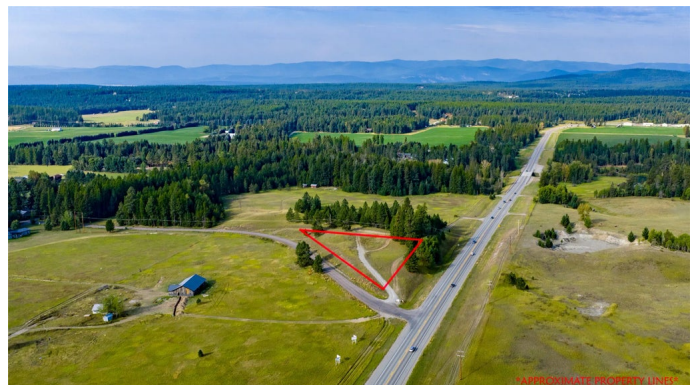
N/A, Columbia Falls, MT

The subject property is a 53,622 SF (1.23 AC) land parcel halfway between Whitefish and Columbia Falls with residential or commercial development opportunities with excellent frontage and access from Highway 40.

Zoning Description: A district intended for rural, primarily residential areas where larger, estate-type lot sizes are appropriate and agricultural/silvicultural/horticultural operations are a decreasingly viable land use.

Best and final offers due in by October 20th 5pm MST. Seller has an extended offer review, section, and psa draft schedule. Contact Andrew for full details. Permitted Uses (R-2.5)

1. Agricultural/horticultural/silvicultural use.
2. Class A manufactured home.
3. Day care home.
4. Dwelling, single-family.
5. Dwelling unit, accessory (ADU).
6. Guest house.
7. Home occupation (See Chapter V- Performance Standards and Chapter VII- Definitions).



8. Homeowners park and/or beach.
9. Livestock (See Chapter V- Performance Standards).
10. Nursery, landscaping material.
11. Park and/or publicly owned recreation facility.
12. Produce stand.
13. Public transportation shelter station.
14. Public utility service installation (a minimum of five feet of landscaped area shall surround such building or structure).
15. Stable, private.

Conditional Uses (R-2.5)

1. Airfield.
2. Aircraft hangar when in association with properties within or adjoining an airport/landing field.*
3. Bed and breakfast establishment.*
4. Camp/Retreat center (See Chapter IV- Conditional Use Standards and Chapter
5. Definitions.
6. Caretaker's facility.*
7. Cellular communications tower (monopole only).
8. Cemetery, mausoleum, columbarium, crematorium.
9. Church.

10. Community center building operated by a non-profit agency.

11. Community residential facility (See Chapter V- Performance Standards and Chapter VII- Definitions).**

12. Dwellings, cluster development (See Chapter IV- Conditional Use Standards).

13. Dwelling, family hardship.*

14. Electrical distribution station.

15. Golf course.

16. Golf driving range.

17. Manufactured home park (Subject to Subdivision Regulations).

18. Radio and television broadcast station.

19. School, primary and secondary.

20. Short term rental housing. (See Chapter V
“ Performance Standards)*

21. Stable, public.

22. Temporary building, structure, or use.*

23. Water and sewage treatment plant.

24. Water storage facility.

25. Administrative Conditional Use Permit
(See Section 2.06.045)

26. ** Administrative Conditional Use Permit, 8
or fewer.

Essential Information

MLS® #	30058050
Price	\$134,500
Acres	1.23
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	400 Sandy Hill Lane
Subdivision	N/A
City	Columbia Falls
County	Flathead
State	MT
Zip Code	59912

Amenities

View	Meadow, Mountain(s), Residential, Trees/Woods
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Additional Information

Date Listed	September 30th, 2025
Days on Market	16
Zoning	See Remarks