

\$700,000 - 235 Nucleus Avenue, Columbia Falls

MLS® #30060019

\$700,000

Bedroom, Bathroom, 12,050 sqft
Commercial Sale on 0.22 Acres

N/A, Columbia Falls, MT

Prime downtown Columbia Falls location on Nucleus Avenue! This 12,050 SF commercial building features 6,025 SF on the main level plus a fully finished 6,025 SF basement. The main floor offers a flexible layout with a blend of open areas and private offices—ideal for retail, office, or multi-tenant configurations. The lower level is open and perfect for storage, inventory, or workspace expansion. Convenient access with a dedicated parking lot shared with the neighboring property, plus abundant on-street parking along Nucleus and 3rd Street. A rare opportunity to own a large, versatile building in the heart of Columbia Falls™ downtown corridor.

Built in 1966

Essential Information

MLS® #	30060019
Price	\$700,000
Square Footage	12,050
Acres	0.22
Year Built	1966
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	235 Nucleus Avenue
Subdivision	N/A



City	Columbia Falls
County	Flathead
State	MT
Zip Code	59912

Interior

Has Basement	Yes
Basement	Finished

Exterior

Lot Description	3 lots - Lots are 25' X 125' each
Foundation	Poured

Additional Information

Date Listed	October 16th, 2025
Zoning	Commercial