



## **Commercial Land**

435 US-2 Hwy E, Columbia Falls, MT 59912

**Traci Murphy**

Columbia Falls Marine Services  
435 US-2 Hwy E, Columbia Falls, MT 59912  
[tracimurphy39@gmail.com](mailto:tracimurphy39@gmail.com)  
(406) 897-2253



# Commercial Land

\$750,000

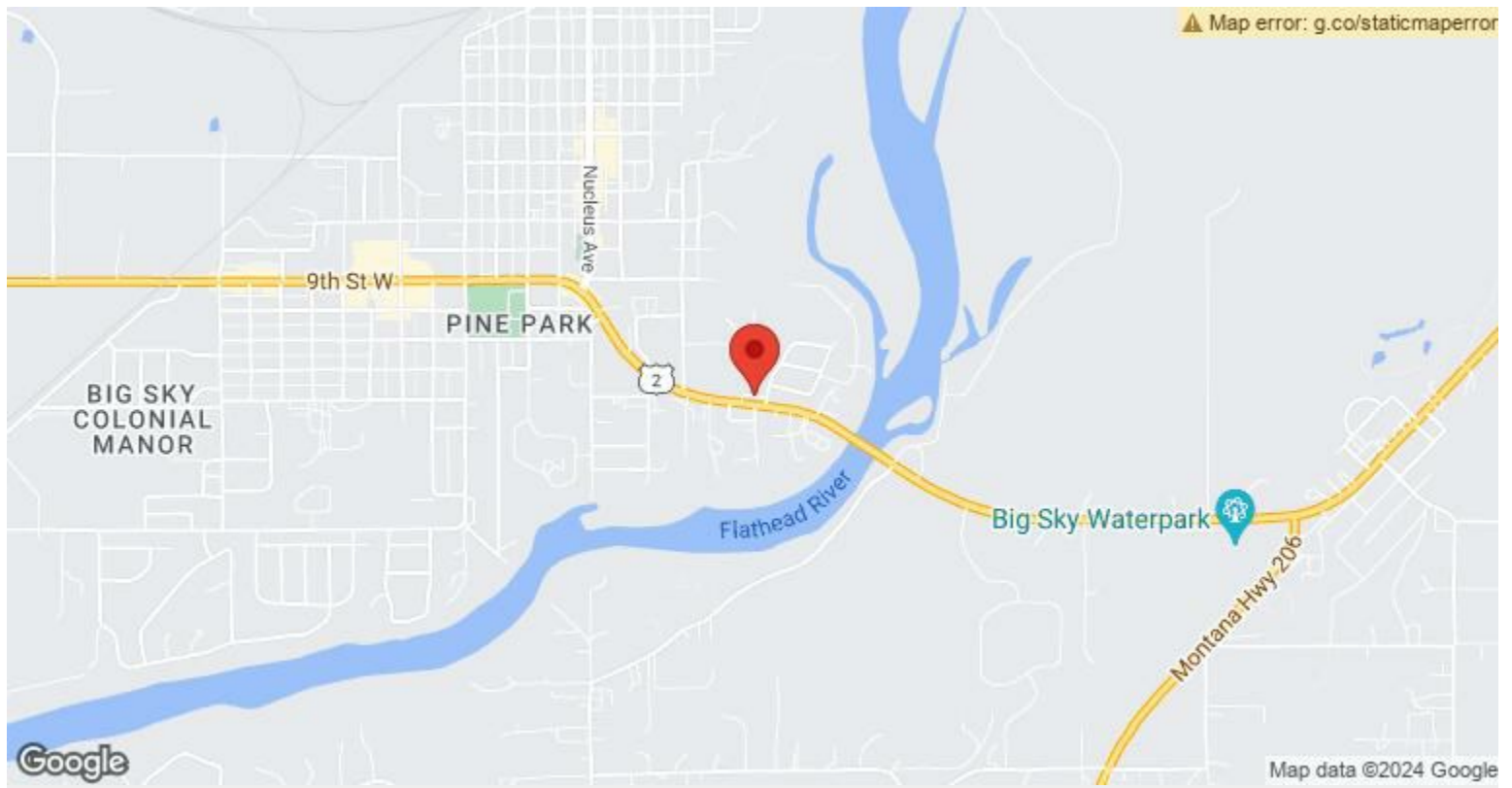
1940's house, garage, secondary building, temporary building on concrete slab. Open field on both sides of house, mostly level....

Prime Commercial Property for development, Highway Frontage in growing area on route to Glacier National Park....

- Highway Frontage, High volume traffic, close to Columbia Falls, MT, on route to Glacier National Park, Close to Skiing in Whitefish



Price:	\$750,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	1.30 AC
Sale Conditions:	Ground Lease (Leasehold)
No. Lots:	1
Zoning Description:	CR-3, CPUD/CRA-1, CB-2
APN / Parcel ID:	07-4186-16-2-13-20-0000



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1940's house, garage, secondary building, temporary building on concrete slab. Open field on both sides of house, mostly level.

# Property Photos



East to West buildings



East to West

# Property Photos



East to West Highway



East to West

# Property Photos



View East from West property mark



West to East

# Property Photos



West to East