

2400 9th Street W
Columbia Falls, MT

\$2,199,000
MLS ID: 30072625

Direct Exposure to Travelers | Expansive +/-14,000 Square Foot | Awaits Your Plans



This landmark $\pm 14,000$ SF retail, office, and warehouse property offers exceptional flexibility with County B-2 zoning, prime Highway 2 frontage, and exposure to millions of visitors traveling to Glacier National Park each year. Featuring stunning custom log construction, Lodgepole and Mountain Maple accents, a grand entrance, and rustic cedar siding, the building showcases craftsmanship well beyond its asking price. Located in the heart of Columbia Falls with approximately 200 feet of Highway 2 frontage and traffic counts exceeding 25,000 vehicles daily, it offers unmatched visibility and accessibility. Positioned minutes from Whitefish, Kalispell, Glacier International Airport, and Glacier National Park, this high-profile asset is ideally situated for future growth and business success in the thriving Flathead Valley.

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