

1040 ROOST WAY



1040 ROOST WAY
COLUMBIA FALLS, MT



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PROPERTY DESCRIPTION



Exceptional commercial investment opportunity in the heart of the Flathead Valley, just 16 miles from Glacier National Park's West Entrance. Centrally located between Columbia Falls, Whitefish, Kalispell, and Bigfork, this established hospitality property benefits from strong tourism demand and convenient access to Northwest Montana's most popular destinations. Currently operating as a successful cabin lodging business, the property provides immediate income with substantial upside potential. Recent expansions accommodate small gatherings and events, creating opportunities for boutique weddings, family reunions, corporate retreats, wellness retreats, and other group experiences. With multiple revenue streams and growing demand for authentic Montana accommodations, the property offers exceptional income potential. Guests enjoy convenient access to Glacier National Park, the North Fork and Polebridge, Whitefish Mountain Resort, Whitefish Lake, Flathead Lake, and the vibrant downtowns of Whitefish and Bigfork. Year-round attractions, including skiing, boating, fishing, hiking, rafting, golfing, and wildlife viewing, draw visitors from around the world. As one of Montana's premier tourism and recreation markets, the Flathead Valley continues to experience strong growth and increasing demand for hospitality accommodations. This property combines an established operating business with the flexibility to expand revenue through enhanced lodging, events, and guest experiences. It is a rare opportunity to invest in one of Montana's most desirable and fast-growing destination markets while capitalizing on existing operations and future growth potential.

INVESTMENT HIGHLIGHTS

SF: 76,377

ACRES: 1.7

YEAR BUILT: 2021

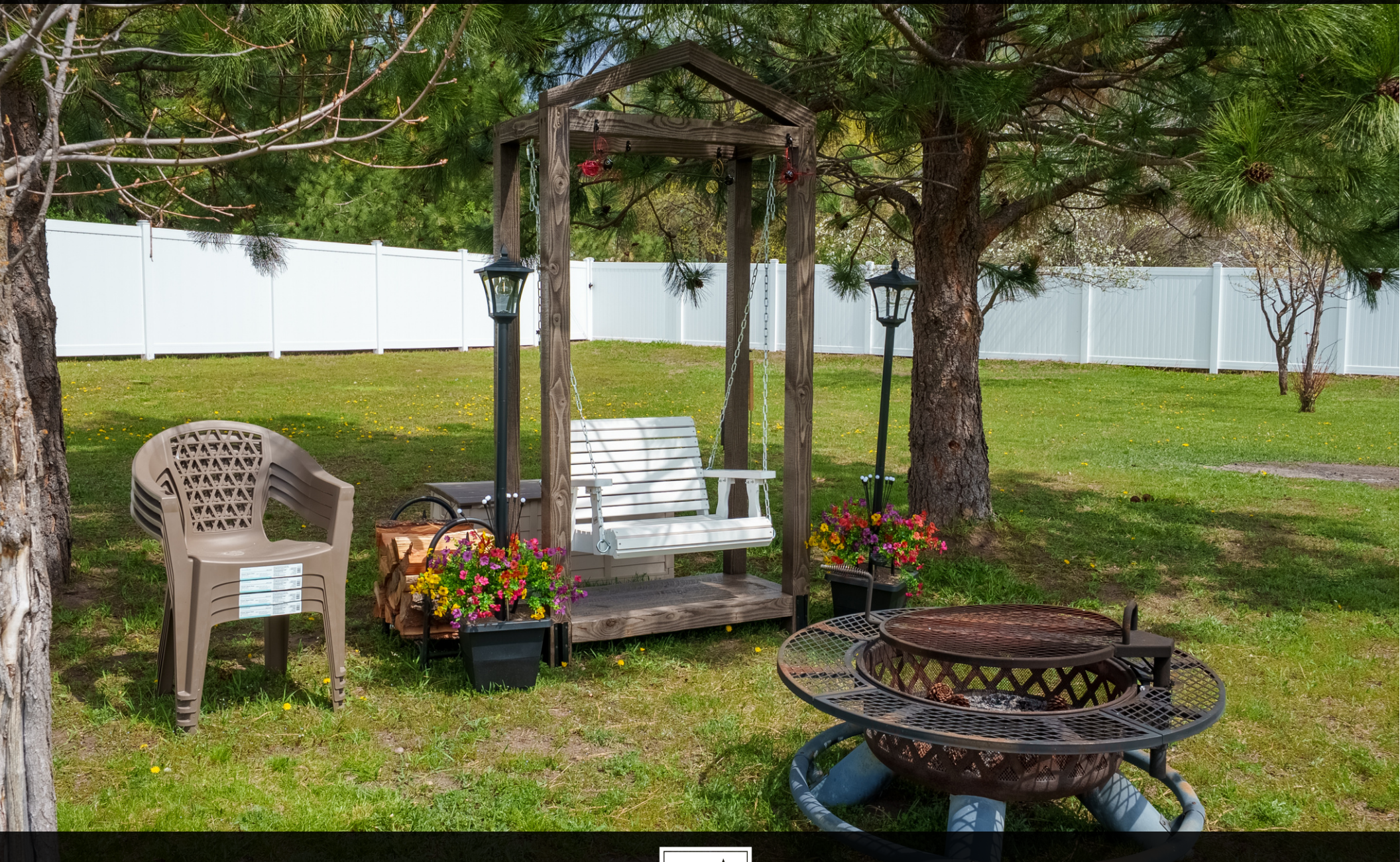
PURCHASE PRICE: 1,625,000

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PROPERTY PHOTO



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AERIAL PHOTO

BIG
MOUNTAIN
23.8 MILES

WEST
GLACIER
18.6 MILES



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PROPERTY PHOTOS

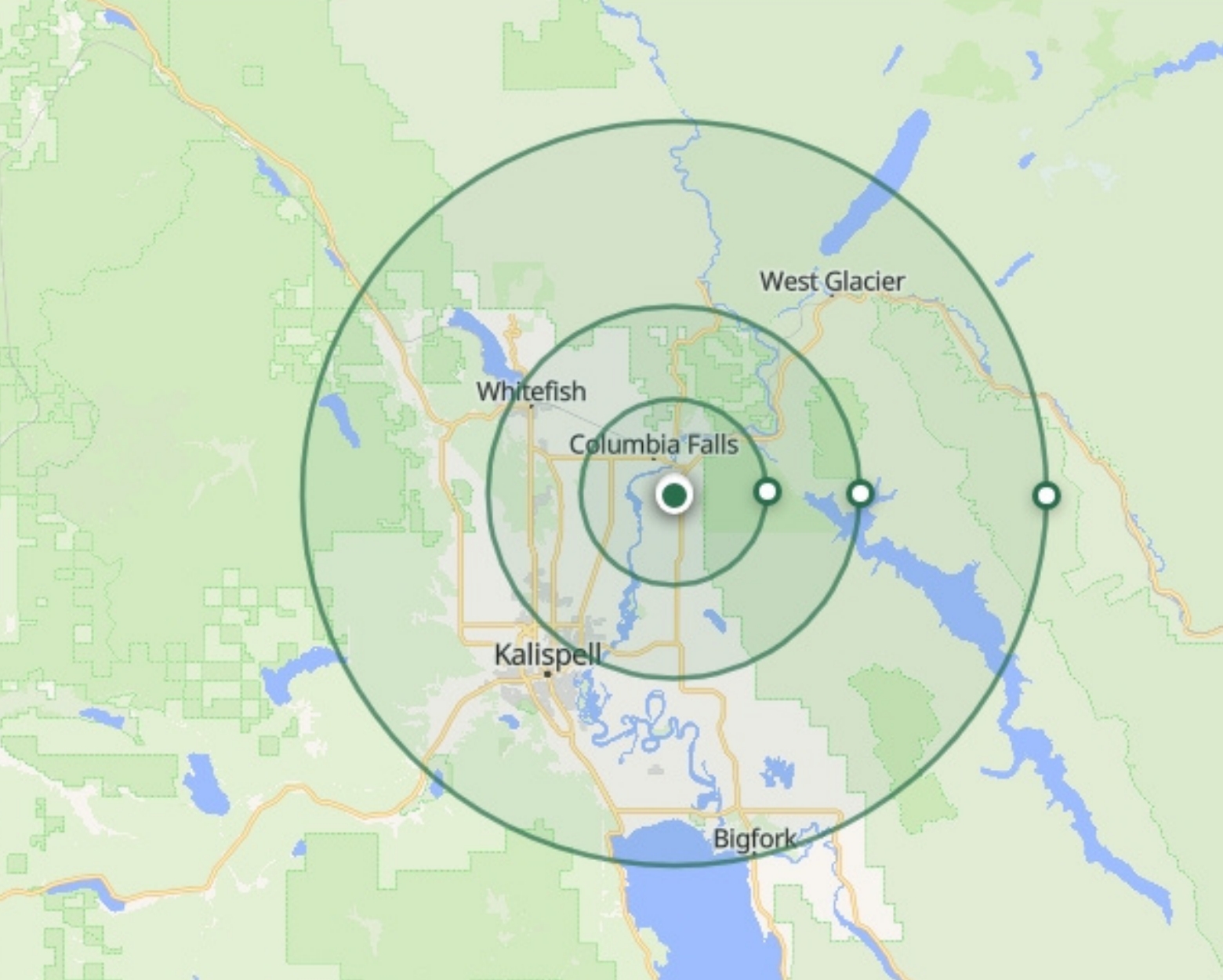


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LOCATION MAP



5 MILE RADIUS:

POPULATION: 49,753
MEDIAN INCOME: 73,454
HOUSING UNITS: 20,065

10 MILE RADIUS:

POPULATION: 63,161
MEDIAN INCOME: \$72,523
HOUSING UNITS: 24,267

20 MILE RADIUS:

POPULATION: 101,430
MEDIAN INCOME: \$74,003
HOUSING UNITS: 40,311

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FLATHEAD COUNTY DEMOGRAPHICS

POPULATION: 114,530

MEDIAN AGE: 42

MEDIAN INCOME:
\$71,327



WALMART: 4.1
MILES



MONTANA CLUB:
0.6 MILES



VILLAGE GREENS
GOLF COURSE: 3.8
MILES



CENEX ZIP TRIP:
0.3 MILES

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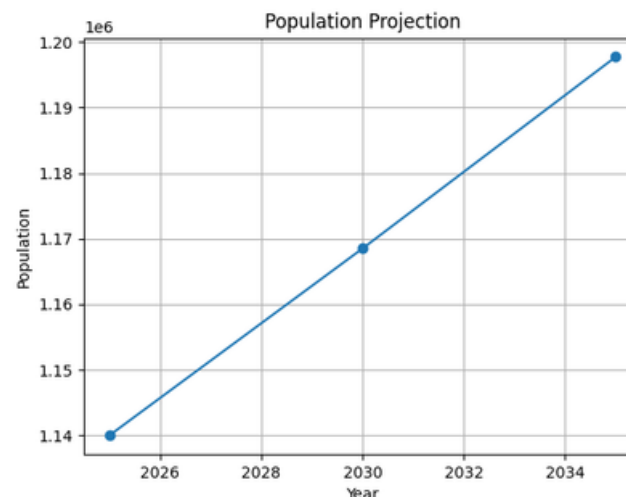
STATE POPULATION PROJECTIONS

2025-2035 MONTANA STATE POPULATION PROJECTIONS

2025: 1,140,000

2030: 1,168,500

2035: 1,197,712



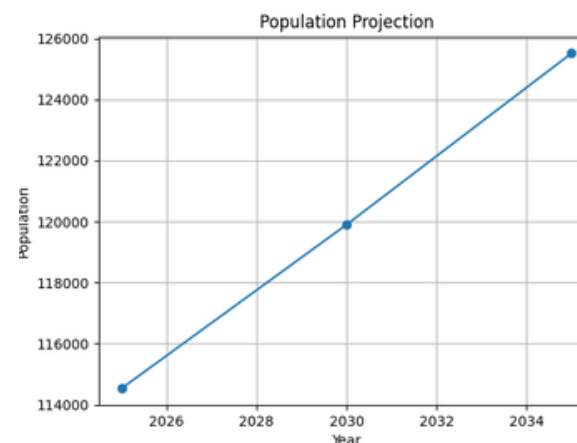
FLATHEAD COUNTY POPULATION PROJECTIONS

2025-2035 FLATHEAD COUNTY POPULATION PROJECTIONS

2025: 114,530

2030: 119,896

2035: 125,513





PRIMARY CONTACTS



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**1040 ROOST WAY
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**COLDWELL BANKER
COMMERCIAL**
MOUNTAIN
PROPERTIES

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