

FOR SALE

2213 MAIN STREET E • THOMPSON FALLS, MT

Prime Redevelopment Corridor with Scale, Flexibility & Future Upside



SALE PRICE

\$699,500

Kelsey Ward
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John Drew
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Missoula, Montana 59802

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**DREW WARD WARNE
ADVISORY GROUP**

OVERVIEW

2213 MAIN STREET E

Thompson Falls, Montana



PROPERTY DESCRIPTION

Strategically positioned along scenic Highway 200 with 498 feet of frontage, this nearly 3-acre property offers an exceptional opportunity for investors, business owner-users, or developers seeking a versatile site in the expanding Thompson Falls market. Currently improved with an 2,448 SF log home (originally used as and ideal for office or owner-occupant use), two income-producing cabin rentals, and over 9,000 SF of shops & covered storage including a 20'x160' open-sided structure, the property provides multiple revenue streams and flexibility for future adaptation. Key infrastructure features include a high-volume private well, newer septic system, and no known zoning or use restrictions, allowing for a wide range of commercial or mixed-use applications—from live/work setups and storage operations to retail, service, or redevelopment.

Located on the fast-developing outskirts of Thompson Falls, this site offers visibility, accessibility, and long-term appreciation potential as the surrounding area continues to see steady residential and commercial growth. With solid existing improvements and exceptional development potential, this property offers both short-term income and long-term capital growth. A rare opportunity to invest, operate, or develop in one of Western Montana's most scenic and steadily growing commercial corridors.

PROPERTY HIGHLIGHTS

- 498' of Hwy 200 frontage – high visibility traffic corridor
- Nearly 3 acres of level, usable land
- Flexible layout for live/work, investment, or redevelopment
- Existing structures provide immediate income potential
- Strong upside in an expanding market with limited commercial inventory

OFFERING SUMMARY

Sale Price:	\$699,500
Lot Size:	2.94 Acres
Main Building Size:	2,448 SF
Legal Description:	Parcel 1 of COS No. 1883
2025 Annual Tax Amount:	\$2,456.76
MLS ID:	30061179
County:	Sanders
No Known Restrictions	

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PHOTOS

2213 MAIN STREET E

Thompson Falls, Montana

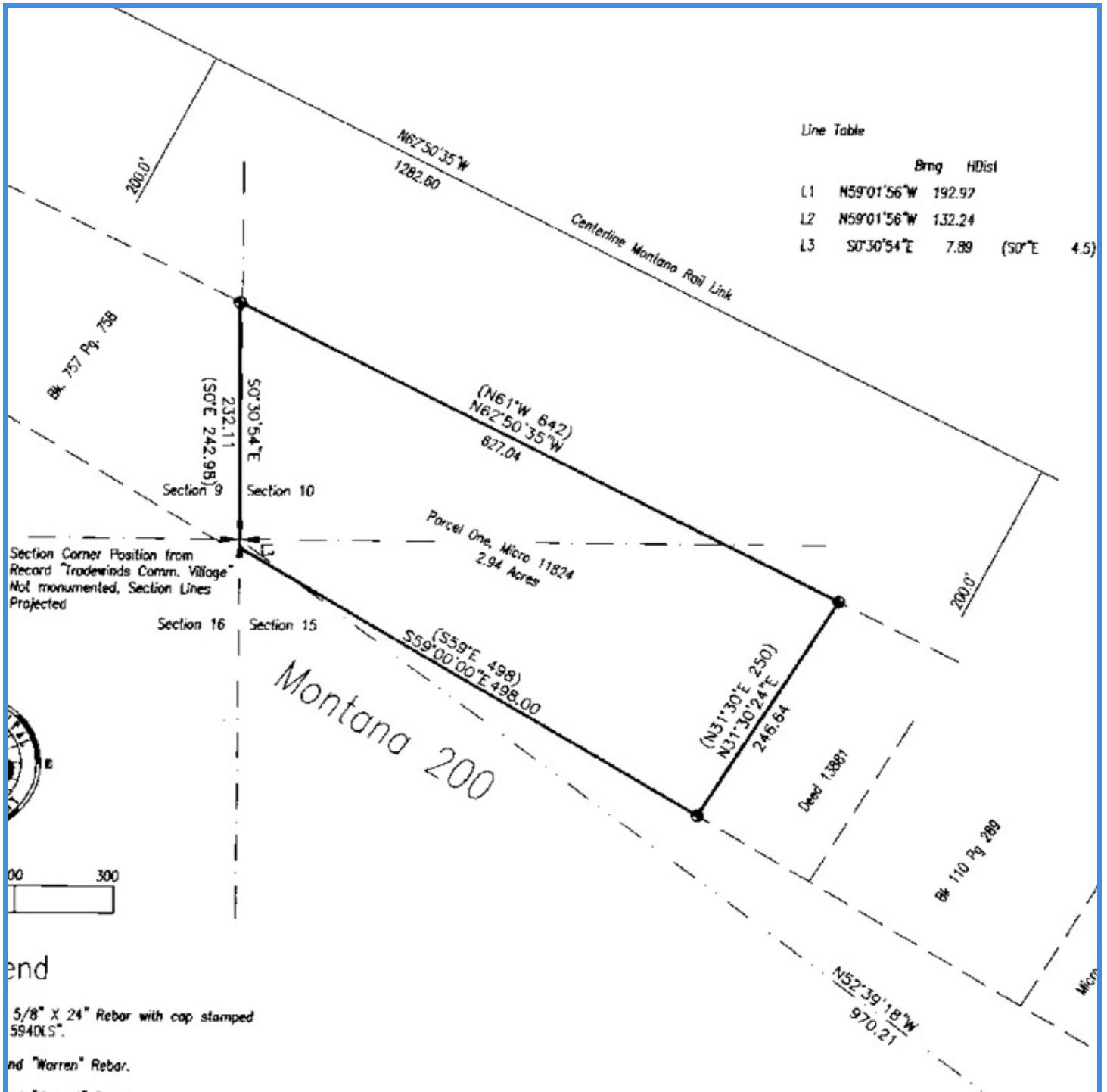


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LOCATION

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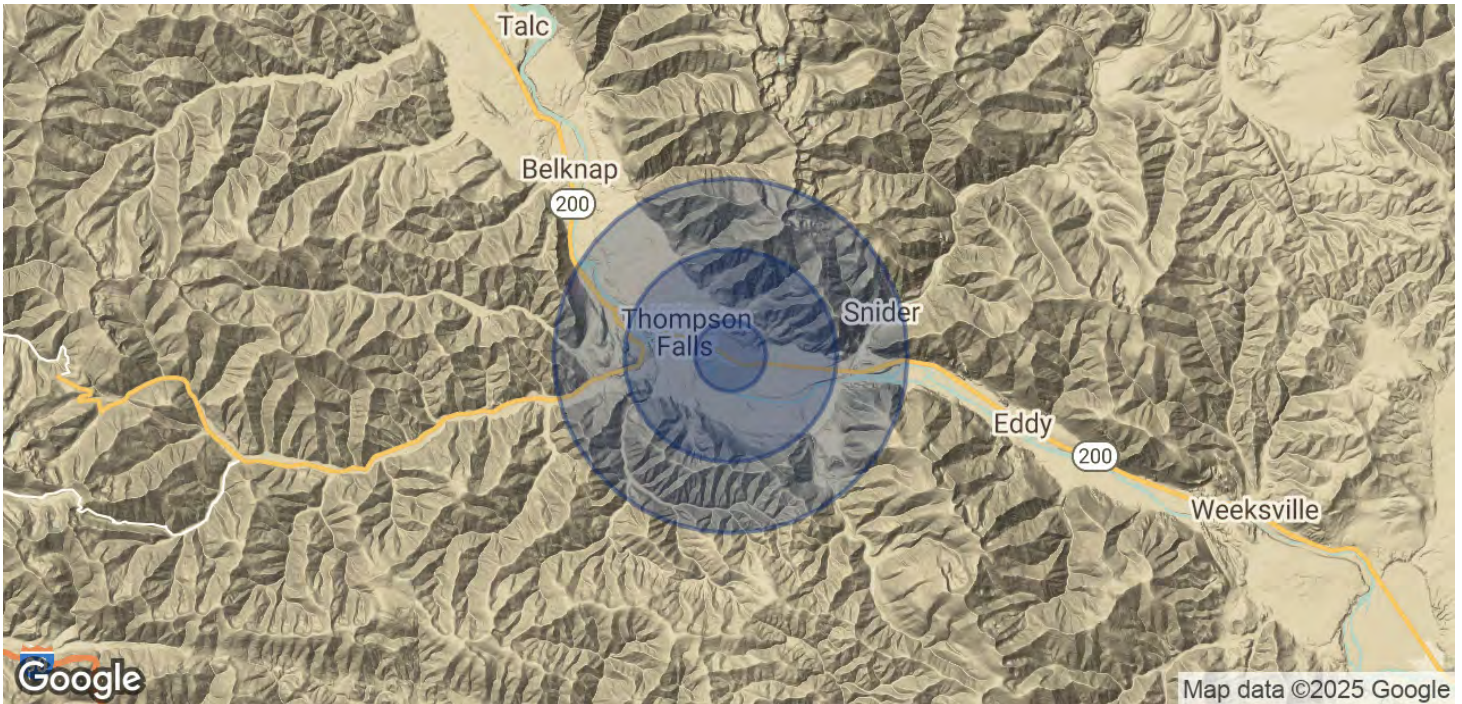
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DEMOGRAPHICS

2213 MAIN STREET E

Thompson Falls, Montana



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	394	2,373	2,704
Average Age	52	50	51
Average Age (Male)	52	50	51
Average Age (Female)	53	51	51

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	175	1,088	1,237
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$88,897	\$76,064	\$76,586
Average House Value	\$370,456	\$318,396	\$328,625

Demographics data derived from AlphaMap

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PRESENTED BY

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Thompson Falls, Montana



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