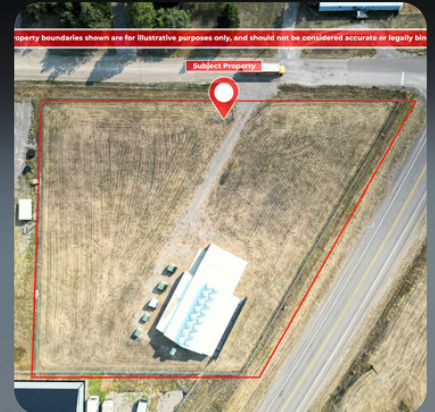




530 BERNE RD, COLUMBIA FALLS, MT

\$1,080,000



Industrial building offering 3,200 sq. ft. on a 2.01-acre site. Excellent location along Highway 206, just down from the U.S. Highway 2 junction. The property provides ample space for storage units, contractor use, or other commercial opportunities. Beautiful mountain views and proximity to Glacier National Park make this a versatile investment location. In the town of Columbia Falls on the Montana Scenic Loop(Highway 206), within minutes to Glacier National Park, Flathead Lake, Whitefish, Kalispell, and Glacier International Airport. Property sold "As-is". Buyer and/or buyer's agent responsible for verifying all pertinent information deemed relevant by the prospective buyer, including but not limited to square footage, acreage, utilities, taxes, zoning, permitting, condition, school zones, HOAs, etc.

PARCEL #:07-4186-16-4-02-75-0000

COCO JENSEN

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BROKER ID: RRE-RBS-LIC-103361