

For Sale  
Retail

1370 US HWY. 2 E.  
Kalispell, MT. 59901

## Property Features

- Building Size:
  - Main Floor: 99,279 SF
  - 2nd Floor: 4,083 SF
- Total Bldg.: 103,362 SF
- Masonry Commercial Building
- Parcel Size: 8.23 Acres
- Pylon Sign on Hwy 2
- Hwy 2 is Major Corridor to Columbia Falls (Glacier National Park)
- Zoning: B-2/Evergreen Enterprise Overlay- General Business
- Signalized Access to Hwy 2
- Traffic Count: 19,619 VPD at US Hwy 2 E & State Hwy 35
- 503 Parking Spaces
- Two Loading Docks with Dock Levelers
- One 8-ft Height Overhead Garage Door
- 15' Ceiling in Sales Area, 23' Ceiling in Warehouse Area
- New Roof Completed 9/1/2020
- Built-In Sound System, Security System, and Fire Sprinklers
- Three Phase Power

**Sale Price: \$5,100,000**  
**(\$49.34 PSF)**



For more information, please contact:

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**NAI**Black

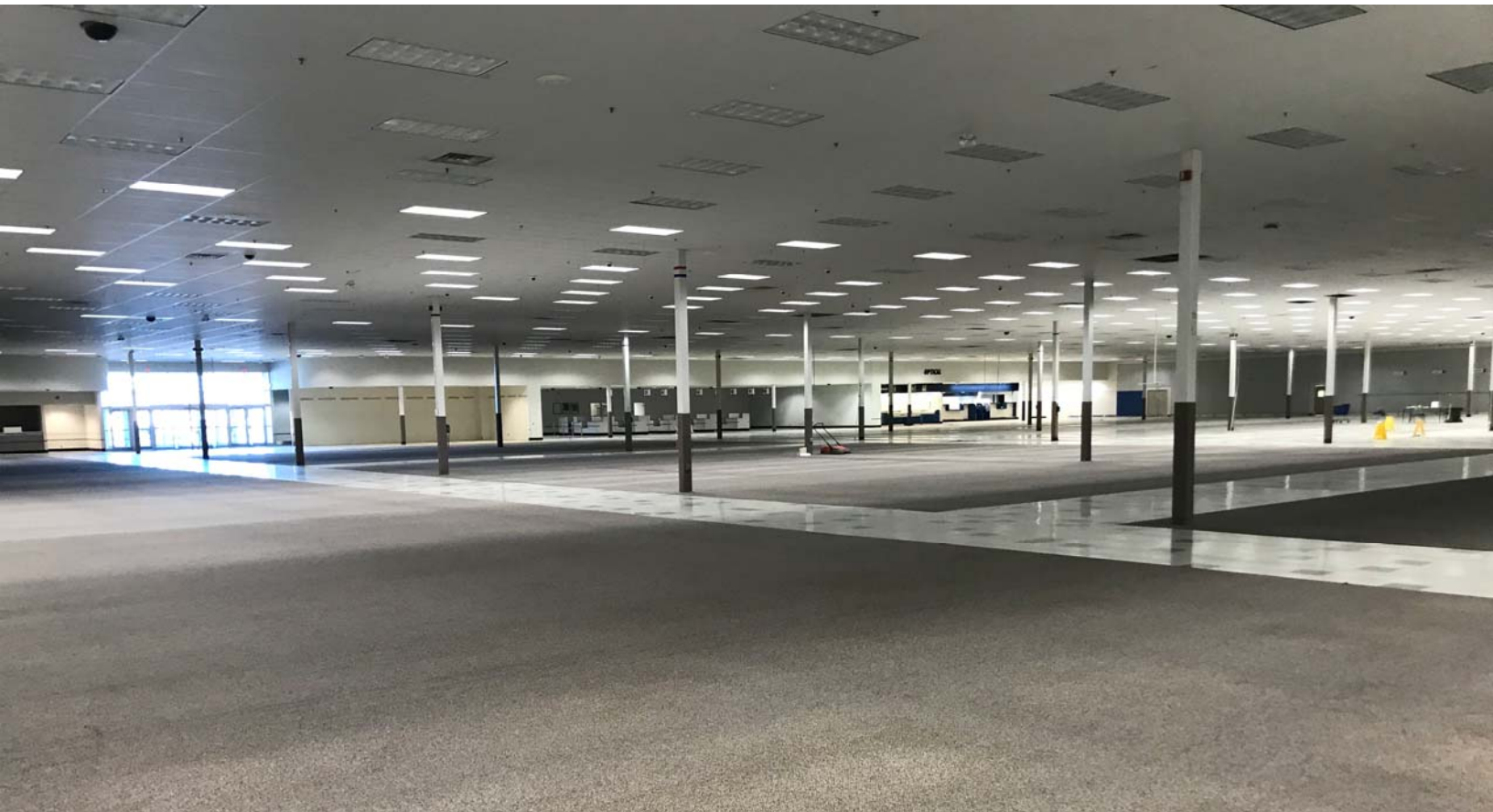
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**NAI**Crowley Moore

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Hwy to Glacier  
National Park



## 2020 Demographics:

Mileage				
	5 Miles	10 Miles	15 Miles	
Population:	42,320	63,237	95,710	
Average HHI:	\$71,159	\$78,109	\$78,209	
Median Age:	39.1	40.9	42.6	
2025 Projected Population:				
	45,137	67,951	103,043	
Drive Times				
	10 Min.	20 Min.	30 Min.	
Population:	3,191	26,950	41,170	
Average HHI:	\$58,286	\$63,518	\$70,112	
Median Age:	39.6	39.6	38.9	
2025 Projected Population:				
	3,350	28,456	43,901	

Kalispell is a resort destination with two tourism seasons, Summer which is mid-May through September and Winter from December through February, weather dependent, and second home residences expanding the seasonal population.

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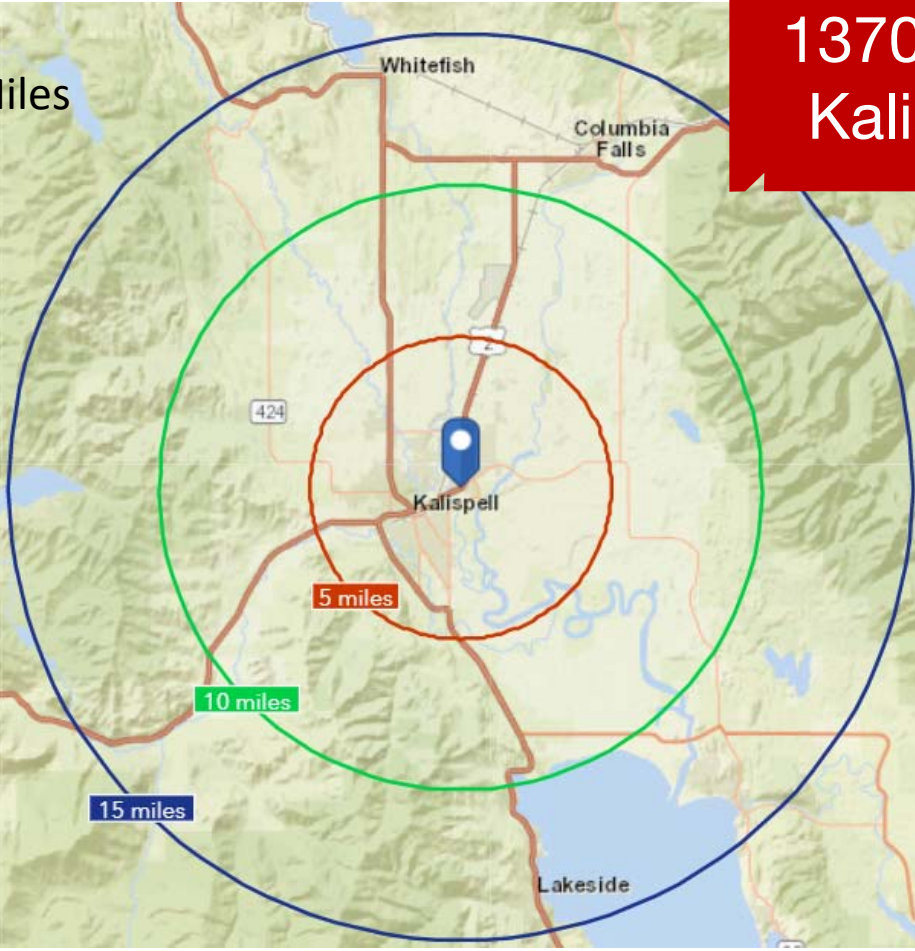
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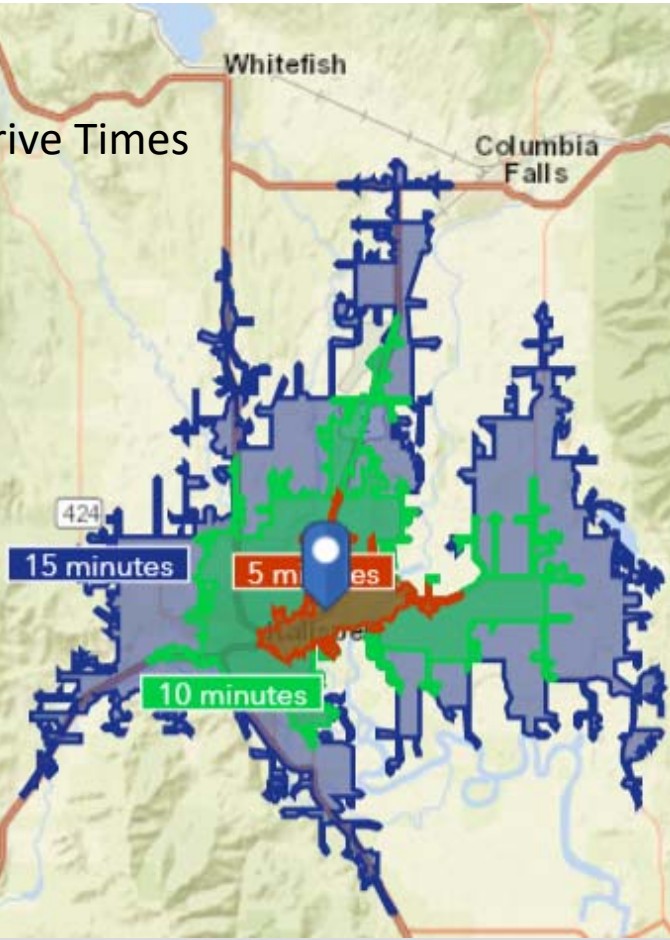
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5, 10, & 15 Miles

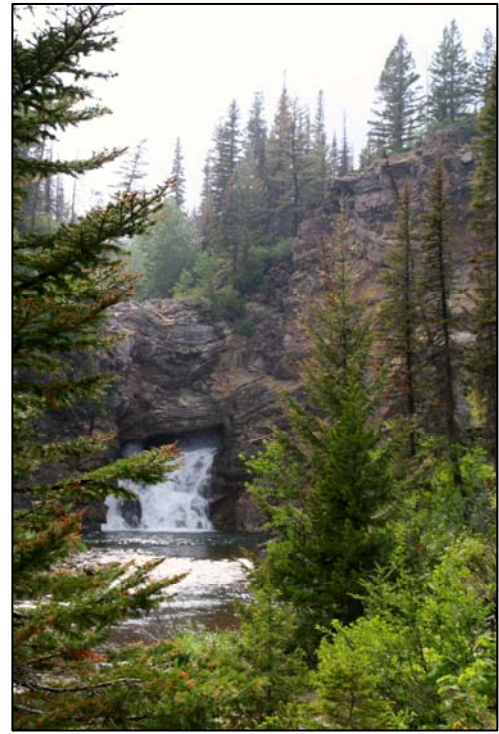


5, 10, & 15 Minute Drive Times



# 1370 Hwy. 2 E. Kalispell, MT.

Flathead County comprises a 100,000 population, as the 4th largest population in the State. The cities of Whitefish, Columbia Falls and Kalispell, the county seat are the primary business districts. The area is a recognized resort destination with outdoor sports and the Glacier National Park straddling the Rocky Mountains.



At the heart of the County is Kalispell. Both Whitefish and Columbia Falls north, are each 15 miles away, forming a tri-cities of economic commerce for the area. The City of Kalispell is located in the center of the Flathead Valley, positioned between the Glacier National Park and the beautiful clear waters of Flathead Lake. Kalispell embodies the true vibrant character of the Montana western lifestyle.

The Canadian border is just 149 miles to the north and enjoys Canadian visitors on a regular basis. To the South is Missoula, only 121 miles along Interstate 90, home to the University of Montana.

