FOR LEASE



KALISPELL, MT 59901 2024 US-2 E

- >> Free Standing 87,636 SF Building on a 8.52 Acre Lot with **Additional PAD Site**
- >> Great Visibility with Easy Access at the Intersection of Highway 2 and Highway 35
- >> B3 (Core Area Business): This Zoning Allows for Athletic Clubs, Auto Parking, Banking, Cash Wash, Daycare/ Education, Light Food Processing, Housing, Hotel, Office, Recreation. Restaurants. Retail. etc.

>> RATES: Call For Details

	DEMOGRAPHICS		
	3 MILE	5 MILES	10 MILES
POPULATION	29,237	42,464	63,325
AVERAGE HOUSEHOLD INCOME	\$45,238	\$50,416	\$53,500
FLATHEAD COUNTY DEMOGRAPHICS			
POPULATION	106,689		
AVERAGE HOUSEHOLD INCOM	E \$53,949		

AVERAGE HOUSEHOLD INCOME

CONTACT US

CAPACITY COMMERCIAL GROUP 805 SW Broadway, Suite 600 Portland, OR 97205 503.326.9000 | info@capacitycommercial.com | www.capacitycommercial.com

KAREN BUSTEED

Senior Vice President 503.380.8448 kbusteed@capacitycommercial.com Licensed in OR

BRITTANY BERSANI 503.875.8231 bbersani@capacitycommercial.com

Licensed in OR & WA

KEVIN CREMER

406.281.4925 kevin.cremer@am.jll.com Licensed <u>in MT, WA, & ID</u>





The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



FOR LEASE

2024 US-2 E | *KALISPELL, MT 59901*





The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.