



FVB

FLATHEAD VALLEY  
B R O K E R S

ReDEFINING REAL ESTATE

# EXECUTIVE SUMMARY

1893 AIRPORT ROAD-KALISPELL MT  
MLS 30056770

1893 Airport Road presents a rare opportunity to acquire a highly functional and well-positioned mixed-use commercial and industrial property located directly adjacent to the Kalispell City Airport in South Kalispell. With a total gross building area of 19,774 square feet spread across five primary buildings, the property offers a flexible combination of office, residential, warehouse, shop, and aviation-related space.

The property sits on a 1.51-acre site with rectangular, level topography, full utility access, and direct frontage along Airport Road. Its I-1 Light Industrial zoning allows for a broad spectrum of uses, from aviation services and light manufacturing to warehousing, office, and select commercial operations. The property is currently improved with a variety of structures including hangars, shops, office/residential space, and supporting site improvements such as paved parking, signage, and an operational fuel island.

## MARKET AREA

THE PROPERTY IS LOCATED IN THE SOUTH KALISPELL / CITY AIRPORT CORRIDOR, A DYNAMIC SUBMARKET WITHIN FLATHEAD COUNTY.

**MARKET CHARACTERISTICS:** OVER 75% DEVELOPED WITH ROOM FOR ADDITIONAL EXPANSION

**LAND USE:** MIX OF RETAIL, OFFICE, LIGHT INDUSTRIAL, AVIATION, AND RESIDENTIAL

**MARKET TREND:** STABILIZING WITH CONTINUED STRENGTH; DEMAND SUPPORTED BY LIMITED SUPPLY

**AREA VACANCY RATES:** 3-7%, TYPICAL FOR COMPARABLE PROPERTIES

**RENTAL DEMAND:** STRONG, WITH INCREASING OCCUPANCY AND RENTAL RATES OVER THE PAST SEVERAL YEARS

THIS PROPERTY BENEFITS FROM ITS AIRPORT ADJACENCY AND CENTRAL LOCATION, DRAWING TENANTS AND USERS WITH AVIATION-RELATED NEEDS AND INDUSTRIAL-COMMERCIAL SYNERGY.



**DIAMOND AIRE**-CURRENT USE MANUFACTURING AND REPAIR OF AVIATION EQUIPMENT AND PLANES UTILIZING PROFESSIONAL OFFICE SPACE, MULTIPLE AVIATION/INDUSTRIAL HANGARS, WAREHOUSE, SPACE AND SHOPS  
ONSITE AVIATION FUELING STATION-12,000 GALLON 100LL TANK AND 5000 GALLON JET-A TANK WITH COMPLETE FUEL PUMPING SYSTEM

**LOT SIZE:** 1.51 ACRES

**ACCESS:** DIRECT FRONTAGE AND ACCESS ALONG AIRPORT ROAD; INTERIOR LOT WITH CONNECTIVITY TO CITY AIRPORT

**UTILITIES:** FLATHEAD ELECTRIC, NORTHWESTERN GAS, CITY WATER/SEWER, STORM DRAINAGE, HIGHSPEED INTERNET AVAILABILITY

**IMPROVEMENTS:** PAVED PARKING, EXTERIOR LIGHTING, SIGNAGE, AND AN OPERATIONAL FUEL ISLAND WITH TANKS.

**FLOOD ZONE:** FEMA ZONE X500 (NOT WITHIN A SPECIAL FLOOD HAZARD AREA)

**ZONING:** I-1 LIGHT INDUSTRIAL – PERMITTING 50 USES AND 17 CONDITIONAL USES

**THE SITE OFFERS SURPLUS LAND FOR ADDITIONAL USE OR DEVELOPMENT , AND HAS EXCELLENT VISIBILITY AND EXPOSURE ALONG AIRPORT ROAD.**



## IMPROVEMENTS

**THE PROPERTY IS IMPROVED WITH FIVE PRIMARY BUILDINGS TOTALING 19,774 SF OF GROSS BUILDING AREA. IMPROVEMENTS ARE WELL-MAINTAINED WITH MINIMAL DEFERRED MAINTENANCE**



### **SITE FEATURES:**

- **PAVED PARKING WITH CAPACITY FOR 50+ VEHICLES**
- **FUEL ISLAND AND TANKS FOR AVIATION/INDUSTRIAL USE**
- **ADEQUATE UTILITY CONNECTIONS**
- **LANDSCAPING AND SIGNAGE IMPROVEMENTS**

### **BUILDINGS**

**OFFICE/RESIDENTIAL (1,088 SF) – ONE- TO 1.5-STORY STRUCTURE, SUPPORTING OFFICE FUNCTIONS AND CARETAKER RESIDENTIAL SPACE.**

**COMMERCIAL OFFICE (672 SF) – STANDALONE COMMERCIAL OFFICE SPACE, FUNCTIONAL FOR ADMINISTRATIVE USE WITH FULL 1 BR/1BA LIVING QUARTERS, KITCHEN AND OFFICE**

**WAREHOUSE/HANGAR (14,664 SF) – LARGE OPEN-SPAN HANGAR WITH WAREHOUSE CAPACITY, SIGNIFICANT AVIATION/INDUSTRIAL FUNCTIONALITY.**

**INDUSTRIAL/SHOP (3,350 SF) – LIGHT INDUSTRIAL SHOP WITH COMMERCIAL FRONTAGE ALONG AIRPORT ROAD.**

**ADDITIONAL STORAGE/HANGAR STRUCTURES – LOCATED ON SOUTH END OF THE SITE.**







## SUMMARY

**OFFERED AT \$3,000,000**

1893 Airport Road represents a rare combination of aviation access, industrial utility, and commercial visibility in Kalispell's expanding market.

This is a premier opportunity for a buyer to secure a multi-functional, income-capable property in one of Montana's most desirable growth regions.

With strong market fundamentals in Kalispell and a location benefiting from airport adjacency, commercial visibility, and regional growth, this property is uniquely positioned for investors, owner-users, or aviation-related enterprises seeking long-term stability and utility.



**BROKER/OWNER**



**REALTOR**

**CALL LINDA P  
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FOR ADDITIONAL DETAILS**