



SterlingCRE
ADVISORS

Versatile Retail Building in Columbia Falls

1015 9th St West
Columbia Falls, Montana
±0.39 acres | Retail

Exclusively listed by:
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Opportunity Overview

SterlingCRE Advisors proudly presents this well-maintained, highly visible freestanding commercial building at 1015 9th St West in Columbia Falls, Montana. Formerly operated as a credit union, this site perfectly suits office, financial, or professional services. The structure is designed to support customer-facing operations with high accessibility, ample parking, and built-in drive-thru functionality.

The building's design blends traditional elements with contemporary utility. Its stone-trimmed façade and defined geometric architecture add visual impact and brand presence. The interior includes a large welcoming reception area, four (4) private offices, a kitchenette, and additional office space on the lower level.

The site has permissive commercial zoning (CB-2 zoning), access to all utilities, and a flat, graded site with ideal soils for construction.

Contact us today to schedule a private tour or request full marketing materials. This is a rare opportunity to acquire a turnkey commercial property in one of Flathead County’s most dynamic submarkets.

Interactive Links

 [Link to Listing](#)

 [Street View](#)

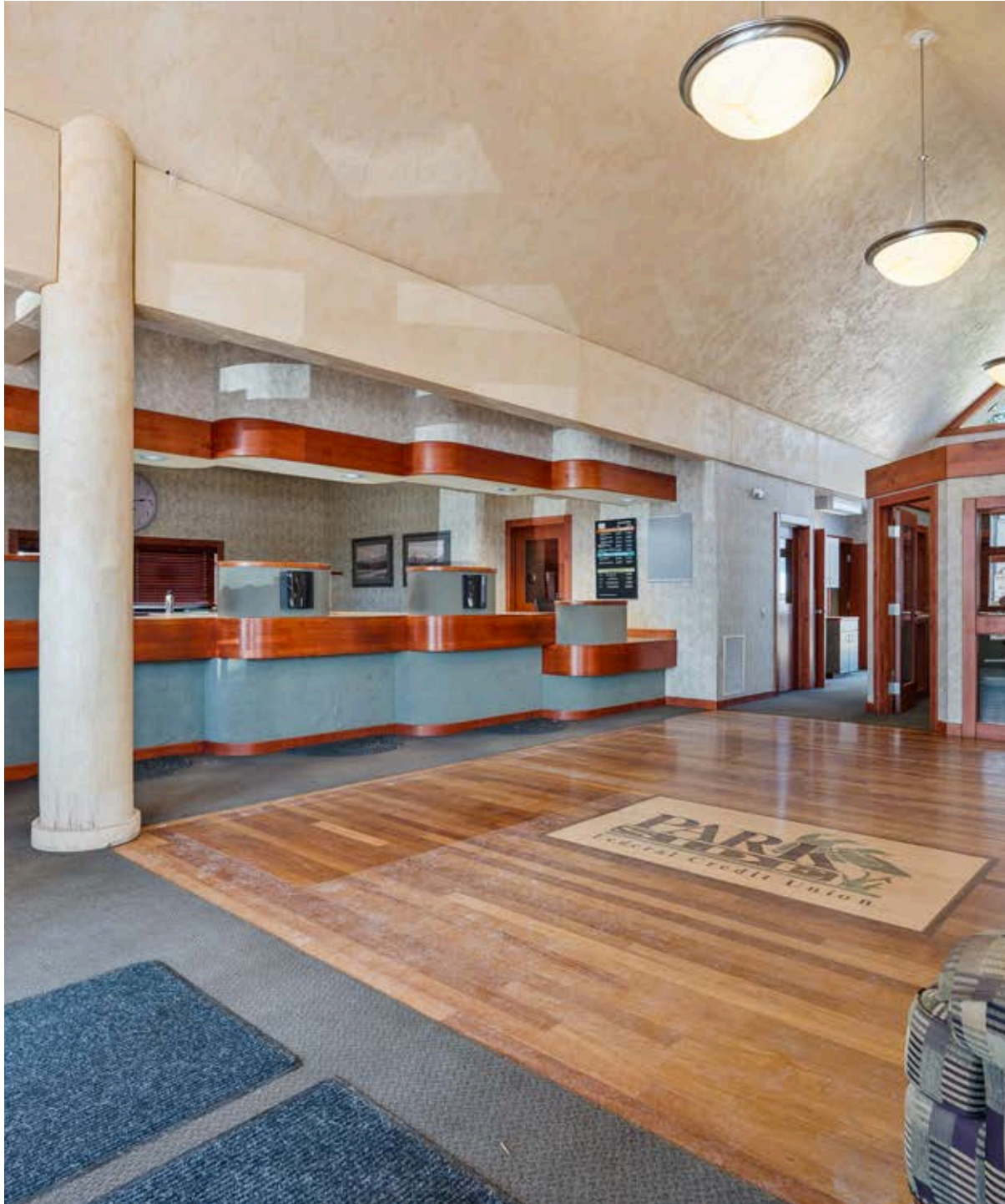
Address	1015 9 th Street W Columbia Falls, MT
Purchase Price	\$1,350,000 (\$229.24/SF)
Lease Rate	\$18.00/SF, NNN
Estimated NNN	\$7.50/SF
Building Size	±5,889 SF
Property Type	Retail/Office
Total Acreage	Acreage: ±0.39 (±16,988 SF)
Building Amenities	<ul style="list-style-type: none">• Three (3) lane drive-thru• ADA accessibility• Air Condition• Vault• Reception• Kitchenette• Four (4) private offices• Bullpen area in lower level

1015 9th Street West

\$1,350,000; \$18/SF, NNN

Building SF	±5,889 SF
Geocode	07-4186-08-3-12-05-0000
Year Built/Renovated	2001
Zoning	CB-2
Access	9th St West and 10 th Ave West
Services	City Water and Sewer
Taxes	\$23,887.90 (2025)
Parking	Thirteen (13) Surface Parking Spaces
Traffic Count	±28,785 VPD (2023 AADT) US Highway 2 9 th Street West





Strategic corner lot location with two access points



Strong Curb appeal with stone facade, geometric rooflines, and manicured landscaping



Excellent signage opportunity along one of the region's main arteries - US Highway 2



Daily Traffic count of $\pm 28,785$ (2023 AADT)



Three (3) lane drive-thru

LOCATION



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Untitled Map

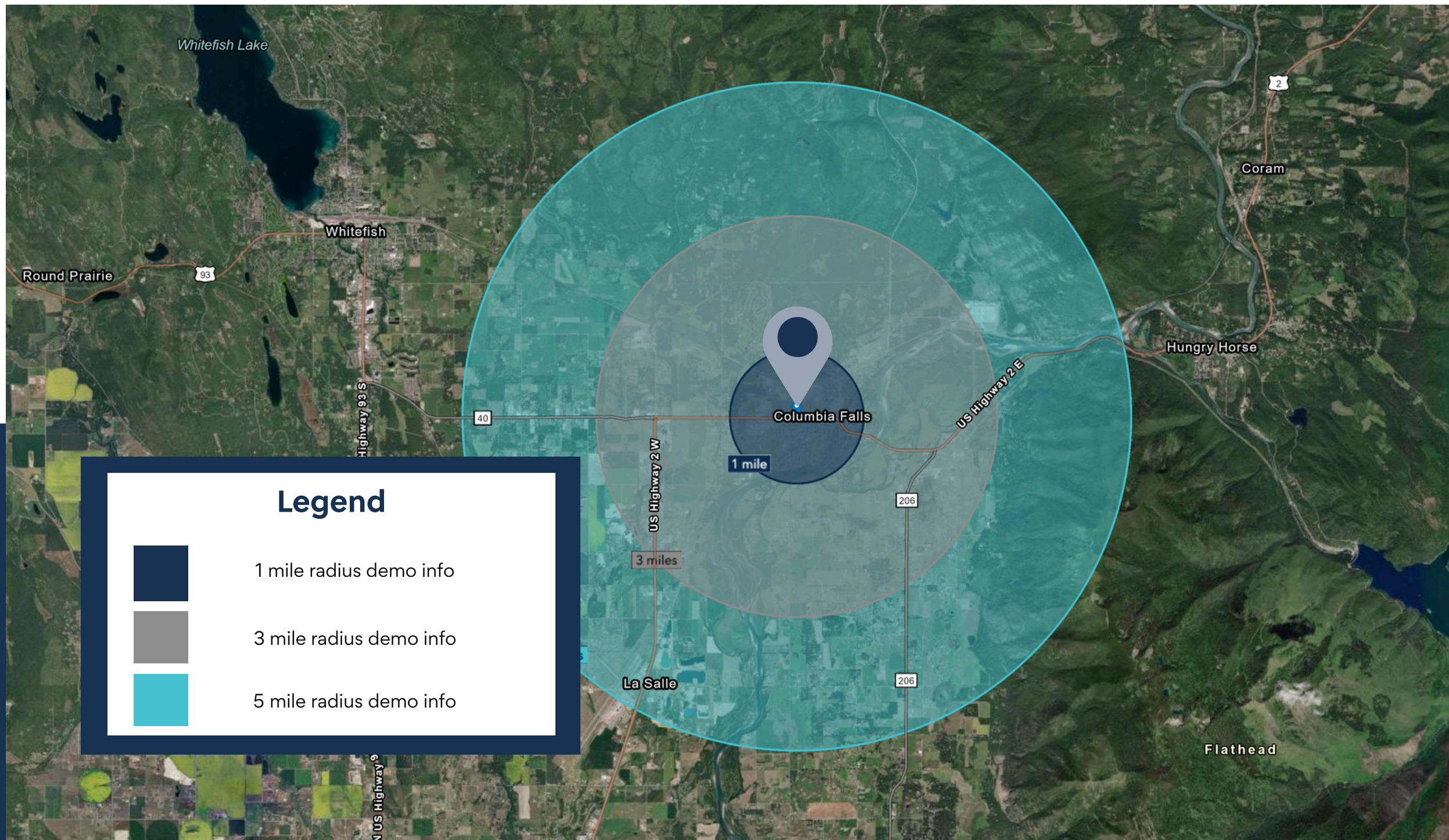
Write a description for your map.



Locator Map



Retailer Map



KEY FACTS

1 mile

5,359

Population



Median Age



Average Household Size

\$58,198

Median Household
Income

1,407

2023 Owner Occupied
Housing Units (Esri)

847

2023 Renter Occupied Housing
Units (Esri)

BUSINESS

1 mile



252

Total Businesses



2,418

Total Employees

HOUSING STATS

1 mile



\$413,053

Median Home Value



\$10,176

Average Spent on
Mortgage & Basics



\$725

Median Contract Rent

2024 Households by income (Esri)

1 mile

The largest group: \$50,000 - \$74,999 (16.4%)

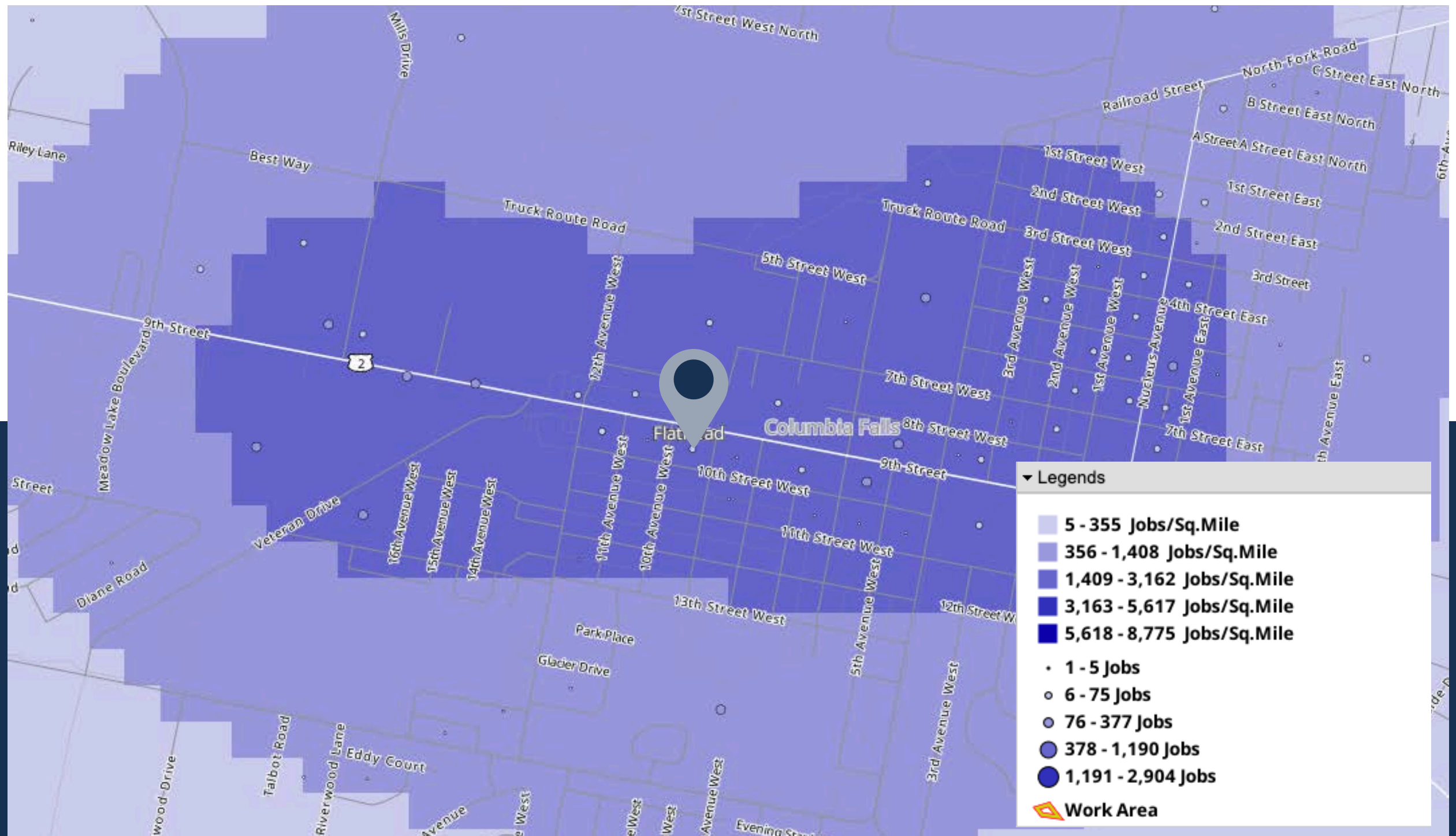
The smallest group: \$25,000 - \$34,999 (5.1%)

Indicator ▲	Value	Diff		
<\$15,000	15.5%	+3.8%		
\$15,000 - \$24,999	12.7%	+2.9%		
\$25,000 - \$34,999	5.1%	-1.5%		
\$35,000 - \$49,999	10.0%	+1.2%		
\$50,000 - \$74,999	16.4%	-0.3%		
\$75,000 - \$99,999	12.7%	0		
\$100,000 - \$149,999	15.7%	-1.3%		
\$150,000 - \$199,999	5.3%	-2.9%		
\$200,000+	6.6%	-2.1%		

Bars show deviation from Flathead County

Variables	1 mile	3 miles	5 miles
2022 Total Population	5,359	11,830	15,455
2022 Household Population	5,258	11,658	15,245
2022 Family Population	3,920	8,967	11,970
2027 Total Population	5,563	12,399	16,287
2027 Household Population	5,462	12,227	16,077
2027 Family Population	4,053	9,368	12,582

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$33,462	\$37,178	\$38,822
2022 Median Household Income	\$58,198	\$66,145	\$68,634
2022 Average Household Income	\$81,721	\$92,772	\$97,432
2027 Per Capita Income	\$38,375	\$43,003	\$45,020
2027 Median Household Income	\$66,017	\$76,545	\$78,751
2027 Average Household Income	\$94,230	\$108,025	\$113,887



Area Employment Heat Map

A scenic view of a mountain town. In the foreground, a large, multi-story apartment complex with grey and brown siding and many windows is visible. The town is surrounded by lush green trees. In the background, rolling mountains are visible under a clear blue sky. A yellow and red hot air balloon is floating in the sky. A dark blue banner with white text is overlaid across the middle of the image.

PROPERTY DETAILS



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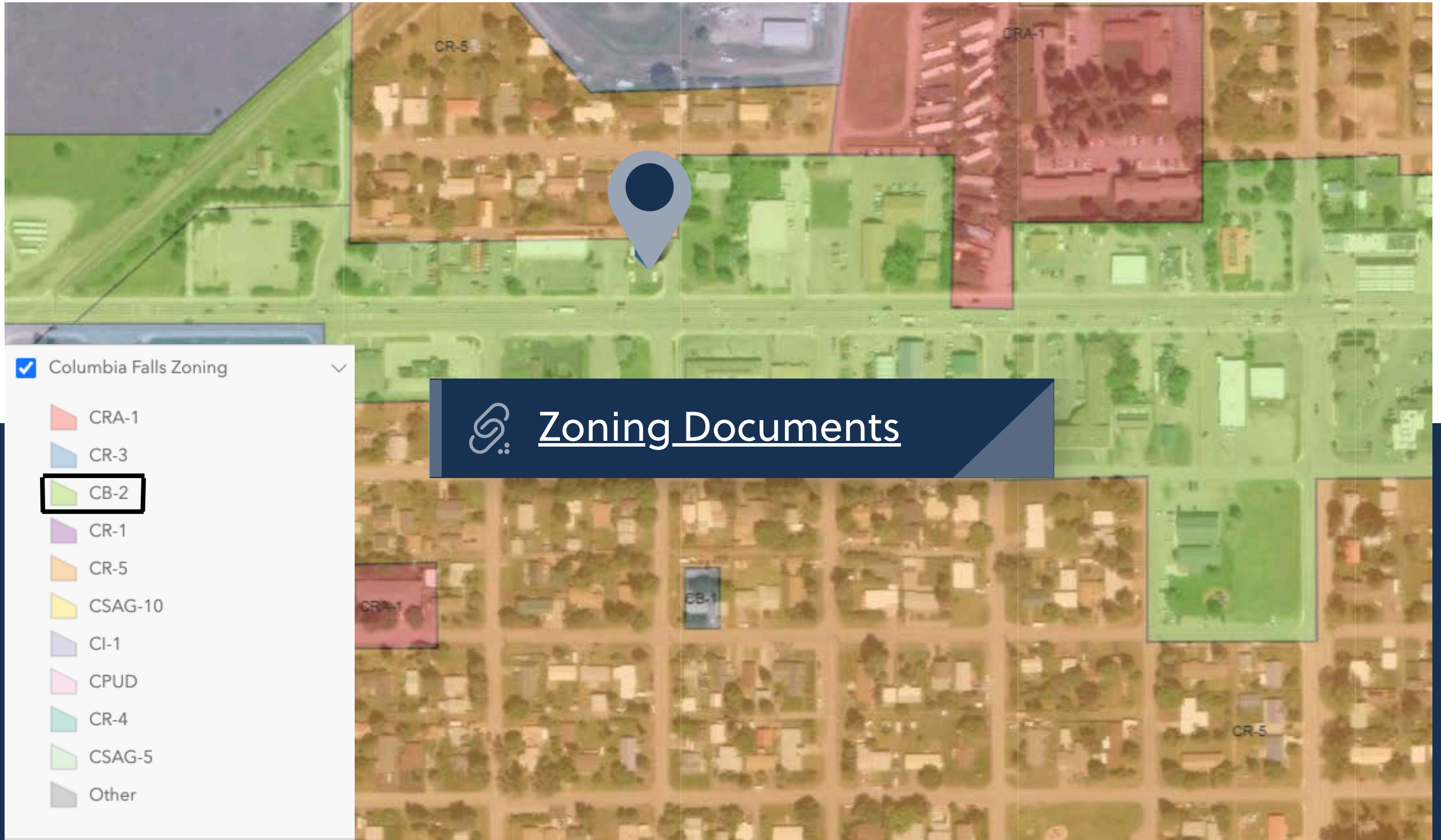












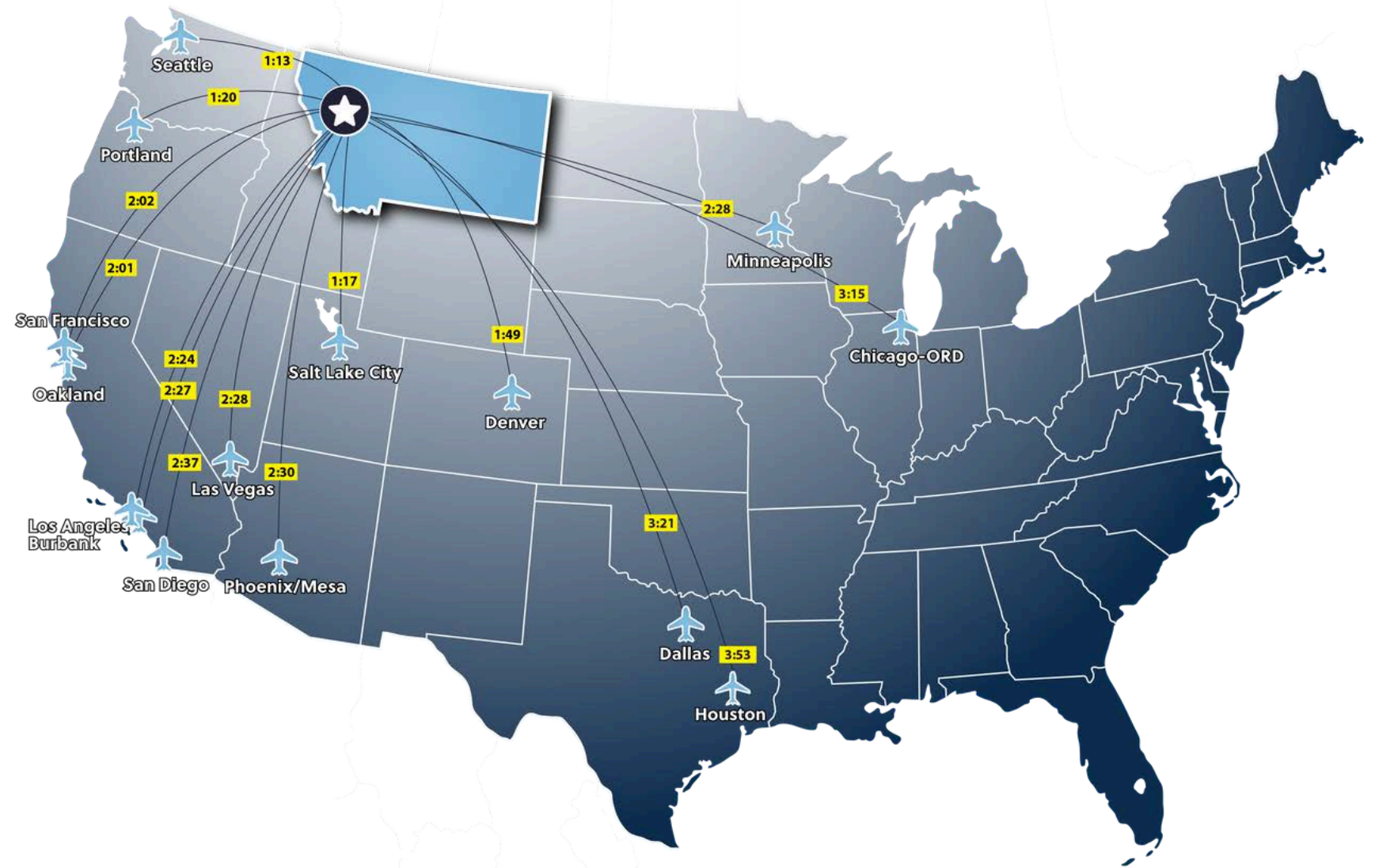
MARKET OVERVIEW



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Flathead Valley Air Service

Glacier International Airport offers **direct flights** to fifteen major cities on the west coast and midwest.

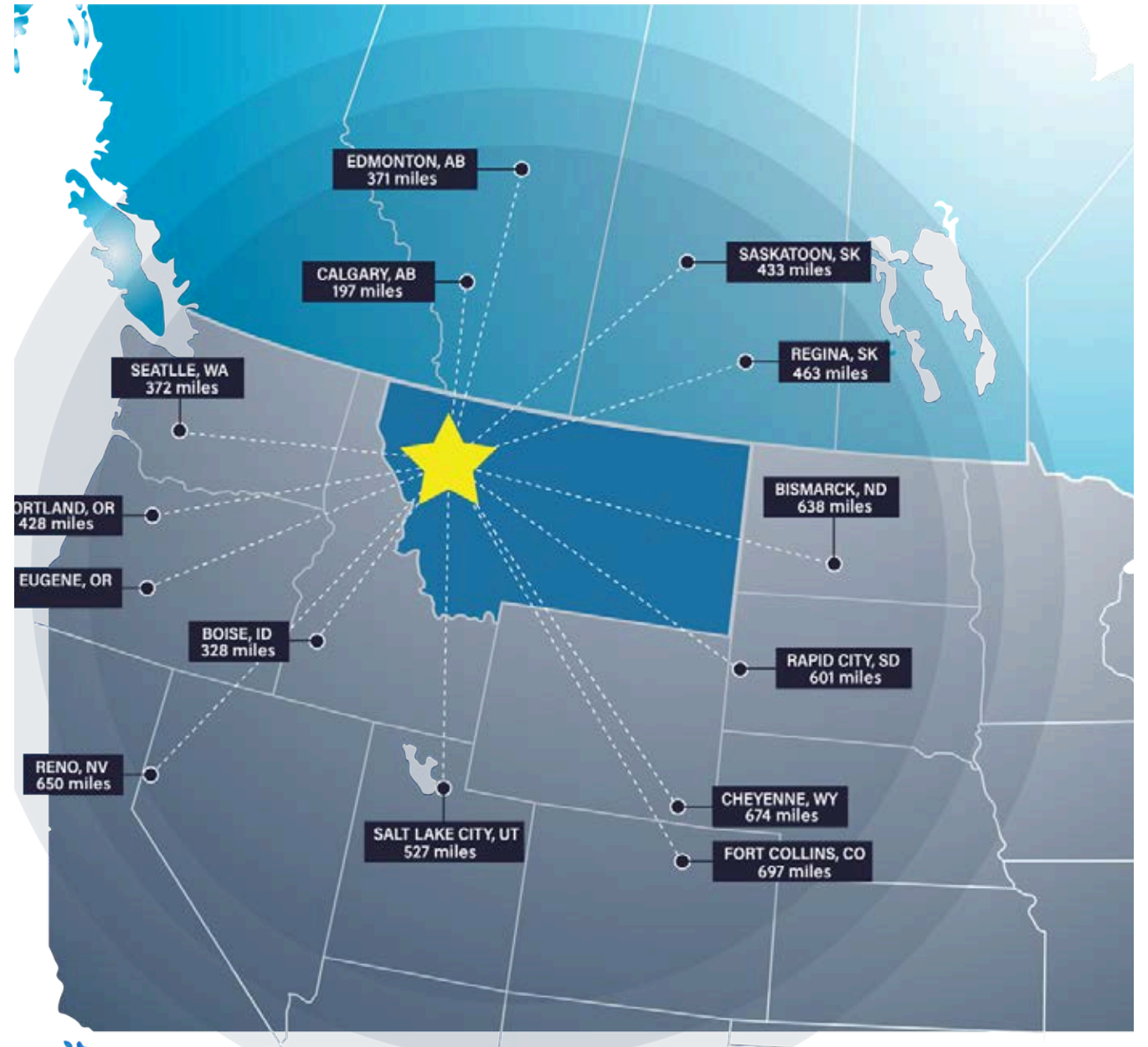


Flathead Access

The Flathead Valley offers strategic proximity to major cities in the Pacific Northwest, Midwest, and Canada.

Kalispell is within a day's truck drive of cities across the Northwest, including major Canadian metros. US-93 provides access south to Interstate 90 and north into Canada.

Access to rail is available and runs north to an east/west route. For air service, the Glacier International Airport provides service to destinations across the US.



AMENITIES

Home to Glacier National Park

Serving over 3 million visitors yearly

World Class Skiing

Home of the Whitefish Mountain and Blacktail Mountain

Flathead Lake

One of the world's largest and cleanest freshwater lakes

Thriving Arts Scene

The region boasts several spots for live theater, multiple art museums, and is home to the Glacier Symphony and Chorale

Rich Native American Culture

Three tribes make up the Flathead Reservation, and established the Three Chief's Cultural Center to honor the Salish (Bitterroot Salish), Qlispe (Pend d'Oreilles) and Ksanka (Kootenai).

Year Round Outdoor Activities

The Flathead offers access to vast tracts of wilderness areas that can be enjoyed via hiking, skiing, horseback riding, hunting, fishing and more.

PEOPLE

22.2% Population Growth - 2012-2022

Flathead counties growth has outpaced the US and Montana consistently

Median Age 42.3 Years Old

The median age in the US is 39

34.9% Degreed

Bachelor's degree or higher

31.5% High Income Households

Incomes over \$100,000 a year

25.7% Renters

Top 5 Occupations

Management, Office & Admin Support, Food Service, Sales, Construction

Source: US Census Bureau

ACCESS

19.7 Minutes

Average Commute Time

4.1% Self-Propelled Commuters

Walk or bike to work

60 Hours Saved

60 hours saved in commute yearly over national average

15 Non-Stop Air Destinations

From Glacier International Airport

Mountain Climber

Provides on demand public transportation throughout Kalispell, Whitefish and Columbia Falls

98 EV Charge Stations

Available to the public across Kalispell, with 12 free stations

ECONOMY

A Diverse Economy

The Flathead Valley has a diverse economy that includes tourism, healthcare, technology and manufacturing. Employment has grown at a pace of 2.3% per year over the past decade.

Growing Labor Force

The labor force in Flathead County has grown at a pace of 1.6%, outpacing the growth seen in Montana and counties including Missoula, Yellowstone (Billings), and Lewis & Clark (Helena).

Cost-Effective Utilities

Utilities in the Flathead Valley are 20% below the national average. The region also has multiple internet service providers and an expanding fiber network.

Growing Number of Technology Companies

The Flathead Valley has the third largest concentration of tech companies in the state, and includes the presence of venture capital firms, banks, software, biotech, and advanced manufacturing.

Source: Montana Department of Labor & Industry | lmi.mt.gov & Montana High Tech Alliance



Brokerage Advisors



CONNOR MCMAHON
COMMERCIAL REAL ESTATE ADVISOR

Connor McMahon specializes in retail transactions, market penetration strategies, and complex lease negotiations. With a transaction volume exceeding \$150 million, Connor has successfully represented a diverse range of clients, from small businesses to Fortune 500 companies.



CLAIRE MATTEN, CCIM | SIOR
Commercial Real Estate Advisor

Claire has a long record of successfully guiding local, national, and multi-national clients with their commercial real estate acquisitions, lease obligations, asset reposition and dispositions. Claire specializes in industrial investment, commercial office, and self-storage properties.



CARLY CHENOWETH
TRANSACTION COORDINATOR

Carly brings an affinity for details, organizational skills and a passion for real estate to the team. After spending several years in the busy world of residential real estate, she knows how to get the most complex deals to closing. Her goal is to make the process effortless for buyers and sellers.

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