



Endless Potential in Kalispell's Opportunity Zone

1212 South Main Street, Kalispell, Montana 59901



INVESTORS/DEVELOPERS TAKE NOTE! Located in the heart of downtown Kalispell, just down Main Street from the vibrant shopping & dining corridor, sits this prime property in an OPPORTUNITY ZONE with endless potential. Currently operating as an Auto Repair shop, its size (1.14 acres, 15,000+ SF building & paved parking), prime location (with grandfathered city approval for its proximity right on Main St/Hwy 93), well known history & Kalispell identity, OZ tax incentives and B-2 and R-4 Zoning, make this the ideal investment. Bring your vision and help craft Kalispell's next mixed-use building, hotel, restaurant, gym, or all of the above. With a multitude of access points off Main Street/Hwy 93 S and Airport Rd.



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Built in 1965, the building, with its large, iconic windows directly adjacent to Hwy 93, and its well-known tenants over the years (Korn Buick, Jeep, AMC, Scarff Auto and now The Korner Shop), has solidified itself as an icon of downtown Kalispell. At 15,000+ square feet, it has a multitude of spaces: a 4,600+ square foot showroom, inclusive of reception deck/area and private office, a 9,600+ square foot shop, a 460 square foot break room and private office upstairs as well as a 635 square foot storage area upstairs.




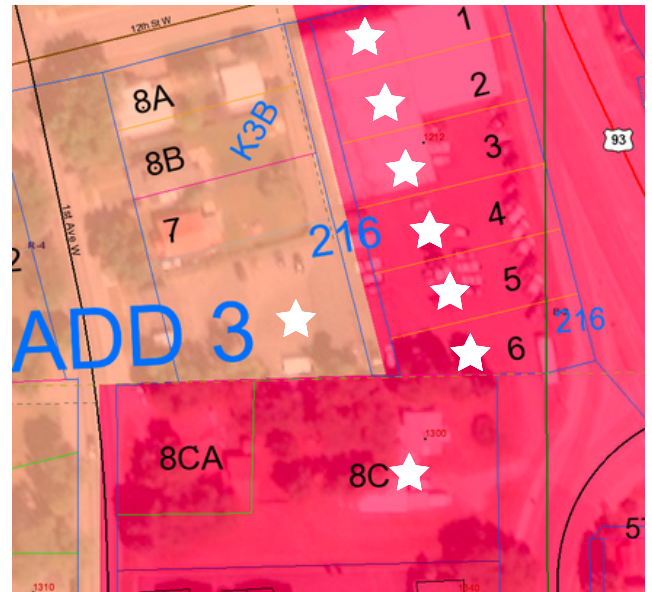
With its Opportunity Zone designation (the ONLY zone in Kalispell) and associated tax incentives, the investment and development opportunities are endless. Kalispell, Montana is ranked as the #1 fastest growing micropolitan city (cities with less than 50,000 population) and the fastest growing town in Montana. The population of Kalispell, the Flathead County seat, is 27,000, with 104,000 living across the County. Kalispell is home to Glacier Park International Airport, which serves 11 major metropolitan areas and which last year saw the highest deplanement ever recorded in the airport's history and is currently overseeing a \$100M terminal expansion project.

The Details

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OVERVIEW

- Year Built: 1965
- Acres: 1.14 (multiple lots, identified with white stars on map) 
- Total Square Footage: 15,000+
- Shop Area: 9,690 square feet
- Showroom & Offices: 4,612 square feet
- Break Room/Office (upstairs): 460 square feet
- Storage Area (upstairs): 635 square feet
- Zoning: B-2 (red), identified as Lots 1-6 & 8C / R-4 (beige), identified as lower part of Lot 7



Lot Identification & Zoning Map

ASSET LIST

- Wood Desks: 6
- Black Chairs: 16
- Four-Drawer File Cabinets: 5 (Front office)
- Four-Drawer File Cabinets: 3 (Back office)
- Air Conditioner
- Kellogg With Speed Air Pump Air Compressor Est. 120 Gallon Tank