



# 1015 Ninth Street West

COLUMBIA FALLS, MT

---

Offering Memorandum



**RUBICON**  
Concierge Real Estate Services

## Property Highlights

1015 Ninth Street West is a freestanding Class A commercial property owned and operated by the Park Side Credit Union. This 5,848 square foot property is on the main corridor of Columbia Falls, which is experiencing significant growth and continues to attract resident and businesses, located at the intersection of Ninth Street West and Tenth Avenue West surrounded by restaurants and retail. The property was built in 2001 and has 15 surface parking stalls. Park Side Credit Union will vacate the property after a mutually agreed upon leaseback period making 1015 Ninth Street West ideal for an owner/user or investor to reposition the property.

## Property Details

Address 1015 Ninth Street West | Columbia Falls, MT

Asking Price \$2,310,000 (\$395 PSF)

Building/Land 5,848 SF / 17,100 SF

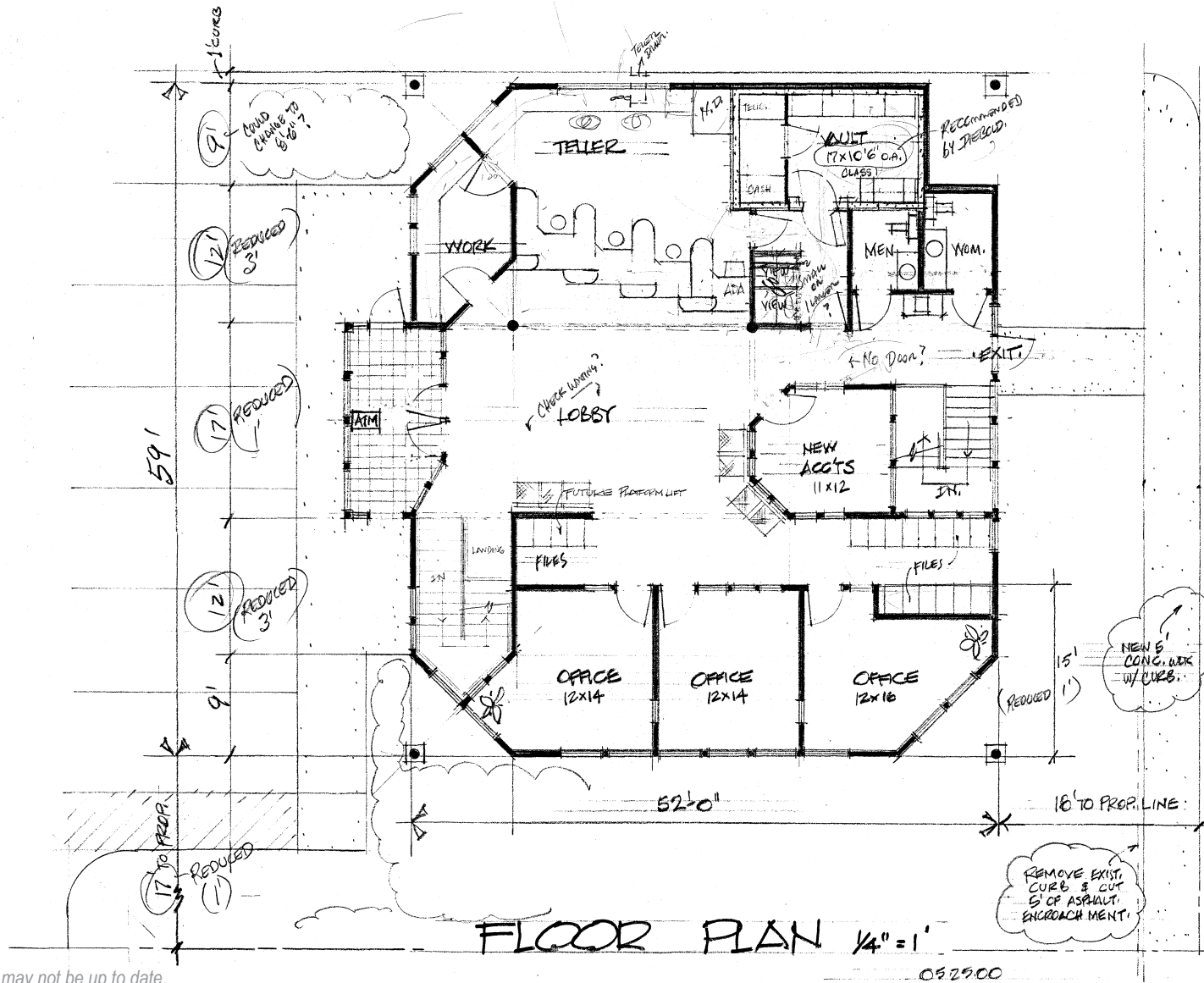
APN 0224560

Parking 15 surface stalls (2.56/1,000 ratio)

Signage Building & Monument



# Floor Plan - Ground Floor



\*Floor plan may not be up to date.





**Corey A. Waite**

Founder & President

Lic. 01134516

+1 213 434 0044

[corey.waite@rubicon-cre.com](mailto:corey.waite@rubicon-cre.com)

**Erin Silvertooth**

VP | Transaction Management

Lic. 01996584

+1 520 390 6264

[erin.silvertooth@rubicon-cre.com](mailto:erin.silvertooth@rubicon-cre.com)

**Connor Riley**

VP | Client Relations

Lic. 02040135

+1 310 989 9527

[connor.riley@rubicon-cre.com](mailto:connor.riley@rubicon-cre.com)

This document has been prepared by Rubicon CRE for advertising and general information only. Rubicon CRE makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Rubicon CRE excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Rubicon CRE and/or its licensor(s). ©2022. All rights reserved.

Rubicon Concierge Real Estate  
505 S. Flower Street | Suite 71412  
Los Angeles, CA 90071 | United States  
[rubicon-cre.com](http://rubicon-cre.com)

