

— FOR LEASE / SALE

FREE STANDING BUILDING
1431 Montana Highway 35, Kalispell, MT 59901

Highlights:

- Free Standing 11,891 SF Building
- Over 50 Parking Spaces
- Excellent Frontage Montana Highway 35
- Pole Signage Available
- Former Furniture Store
- Lease Price: Contact Owner
- Sale Price: \$2,900,000
- Zoning: B3



2020 ADT Traffic Counts:

- US HWY 2E: 24,144
- State Highway 35: 15,573

Scott Duhs - Owner

(858) 245-7217 | Scott@DuhsCommercial.com

— INTERIOR PHOTOS

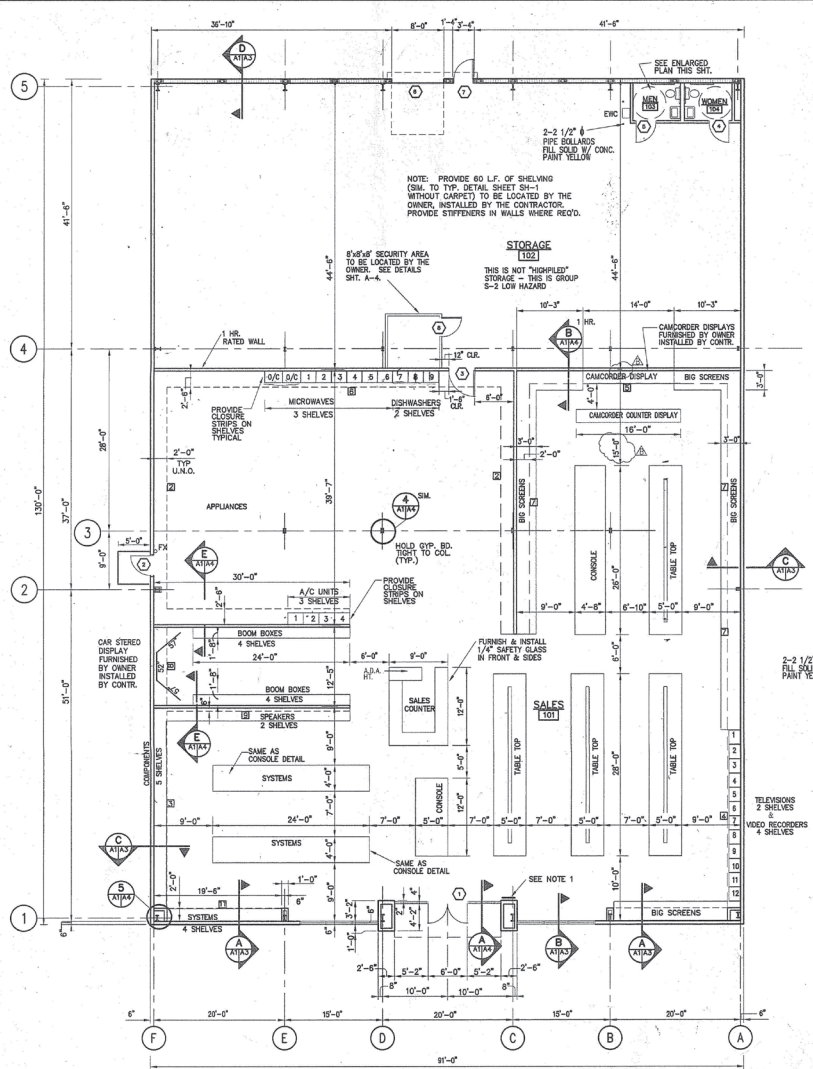
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FLOOR PLAN

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INTERIOR FINISH SCHEDULE														
MARK	AREA	FLOOR	BASE	WALL	CEILING	REMARKS								
NO.	NAME	MAT'L	FINISH	CLR	MAT'L	FINISH	CLR	MAT'L	FINISH	HEIGHT	CLR			
101	SALES	OPT.	* MFR.	---	RUB.	MFR.	BLACK	GYP. BD.	PAINT **	---	ACoust.	MFR.	11'-0"	---
102	STORAGE	CONC.	SEAL	---	RUB.	MFR.	BLACK	GYP. BD.	---	---	---	---	---	EXPOSED ROOF STRUCTURE
103	MEN	CONC.	SEAL	---	TILE	MFR.	---	FRP/GYP. BD.	MFR./PAINT**	---	GYP. BD.	PAINT	8'-0"	---
104	WOMEN	CONC.	SEAL	---	TILE	MFR.	---	FRP/GYP. BD.	MFR./PAINT**	---	GYP. BD.	PAINT	8'-0"	---

* CARPET IS FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
 ** PAINT COLOR FOR ALL WALLS IS SHERWIN WILLIAMS SW9003 - FIRST STAR
 PAINT COLOR FOR TRIM "A" IS SHERWIN WILLIAMS SW7007 - BLACK TR
 PAINT COLOR FOR TRIM "B" IS SHERWIN WILLIAMS SW9026 THEATER RED
 *** CEILING HEIGHT ABOVE CONCRETE SLAB.

LEGEND OF ABBREVIATIONS

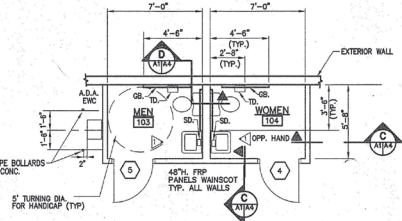
OPT. = CARPET
 RUB. = RUBBER
 GYP. BD. = GYPSUM WALL BOARD
 ACoust. = ACOUSTICAL LAY IN PANELS
 CONC. = CONCRETE
 VCT = VINYL COMPOSITION TILE
 MFR. = PRODUCT/MATERIAL AS FINISHED BY THE MANUFACTURER - NO ADDITIONAL FINISH WORK REQUIRED.
 SEAL = CONCRETE SEALER
 FRP = FIBERGLASS REINFORCED PANEL

MATERIALS

FLOORS: CARPET
 VINYL COMPOSITION TILE
 BASE: RUBBER - 4" HIGH COVER
 WALLS: GYPSUM WALLBOARD PAINTED, TAPED & FINISHED
 CEILING: SUSPENDED ACOUSTICAL LAY IN PANELS - ARMSTRONG MINABRAND CORTEGA. GYPSUM BOARD - TAPED & FINISHED.

FINISHES

FLOORS: CONCRETE SEALER - LAM CONSTRUCTION CHEMICALS - DRESS AND SEAL, SERROR-HILL & CO., INC. - SEALON-800, MASTER BUILDERS - MASTER SEAL, SONNE BON - KURE-H-SEAL 800A.
 BASE: RUBBER - MATTE FINISH BY MANUFACTURER.
 WALLS: PAINT
 CEILING: AS PER MANUFACTURER.



INTERIOR ELEVATIONS

SCALE: 1/4"=1'-0"
 NOTE: INSULATE EXPOSED HOT WATER AND DRAIN PIPES CONFIGURED TO PROTECT AGAINST CONTACT.

TOILET LEGEND

GB. = GRAB BAR
 TD. = TOILET TISSUE DISPENSER
 ENC. = ELECTRIC WATER COOLER
 SD. = SOAP DISPENSER

TOILET ACCESSORIES LEGEND

(BASED ON BOBRICK WASHROOM EQUIPMENT OR EQUAL)

GB. = 5/8" GRAB BAR - 1 1/2" DIA. SERIES 06206
 48" x 30" CONCEALED MOUNTING
 TD. = 5/8" TOILET TISSUE DISPENSER
 SINGLE ROLL SERIES 0-0657
 SD. = 5/8" PUMP VALVE SOAP DISPENSER
 POLYETHYLENE SERIES 8-155
 WL. = 5/8" ANGLE FRAME MIRROR
 SHEET PROOF MOUNTING SERIES 8290
 P.T. DISP. = 5/8" TOWEL DISPENSER (1 ONE PER TOILET)
 SURFACE MTD. CABINET TYPE SERIES 8-262
 ENC. = ELECTRIC WATER COOLER

FLOOR PLAN
 SCALE: 1/8"=1'-0"

1997 UNIFORM BUILDING CODE
 OCCUPANCY - GROUP M - RETAIL STORE
 CONSTRUCTION TYPE - TYPE I-A
 UNPROTECTED
 NOT SPRINKLERED

GROSS AREA: 11,830 SQ. FT.
 SALES: 7,700 SQ. FT. = 65%
 WAREHOUSE: 4,050 SQ. FT. = 34%

WALL LEGEND

METAL STUDS & GYPSUM WALL BOARD PARTITION
 1 HOUR FIRE RATED-METAL STUD & GYPSUM WALL BOARD PARTITION

Rev.	Date	DRN	CHKD	Description
1				

REX	
TV & APPLIANCES	
KALISPELL, MT.	
FLOOR PLAN	

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— EXTERIOR PHOTO

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AERIAL

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