# 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: \$2,550,000
- Zoning: B3

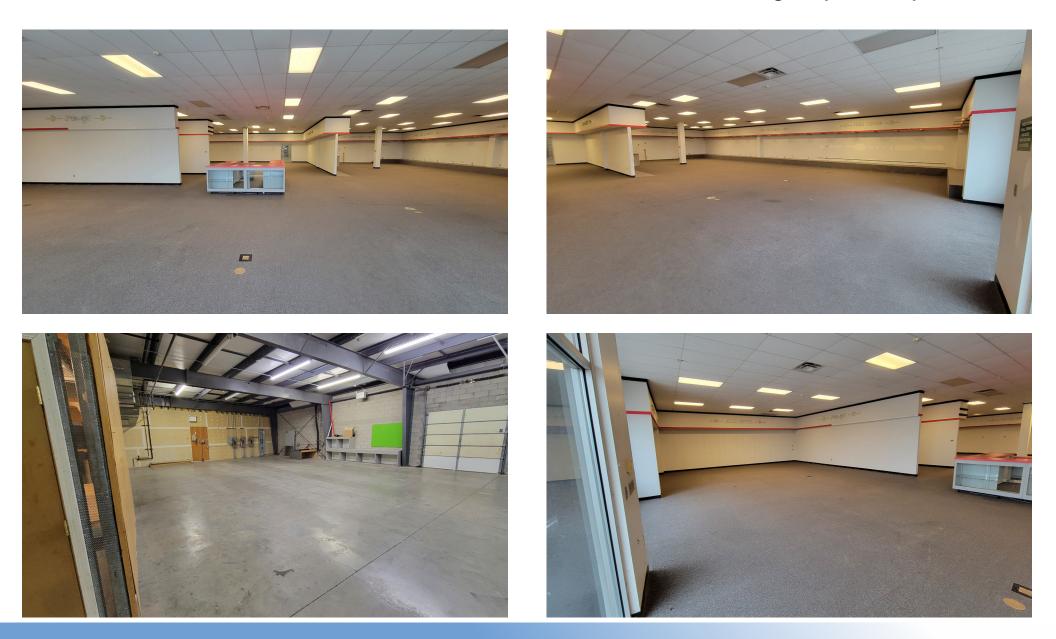
2020 ADT Traffic Counts:

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

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

# **INTERIOR PHOTOS**

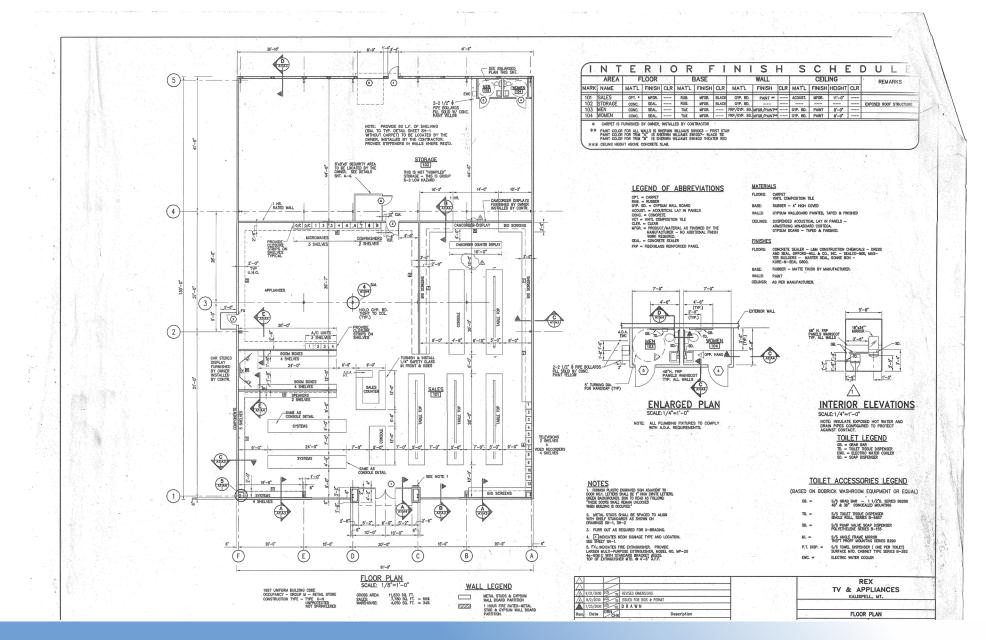
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# **FLOOR PLAN**

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# **EXTERIOR PHOTO**

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### — AERIAL

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