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ADVISORS

## Versatile Retail Building in Columbia Falls

**1015 9<sup>th</sup> St West**  
Columbia Falls, Montana  
±0.39 acres | Retail

Exclusively listed by:  
**Connor McMahon**  
Connor@SterlingCREadvisors.com  
406.370.6424





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## **Contents**

(click to jump to section)

[Executive Summary](#)

[Property Details](#)

[Demographics](#)

[Market Overview](#)

[Brokerage Team](#)

[Limiting Conditions](#)



# Opportunity Overview

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

# 1015 9<sup>th</sup> Street West

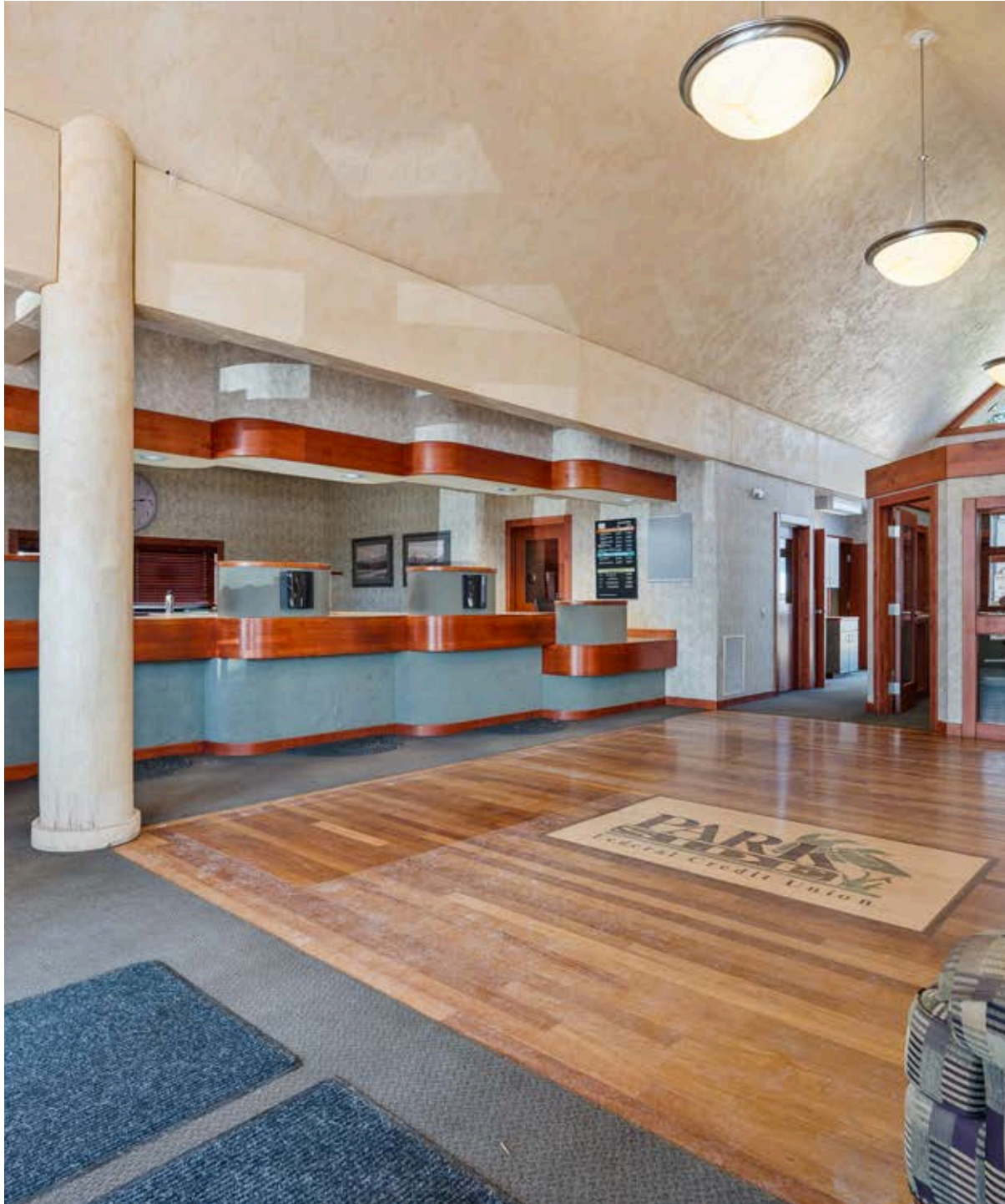
\$18/SF, NNN

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 <sup>th</sup> 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 <sup>th</sup> Street West



Property Details





**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.

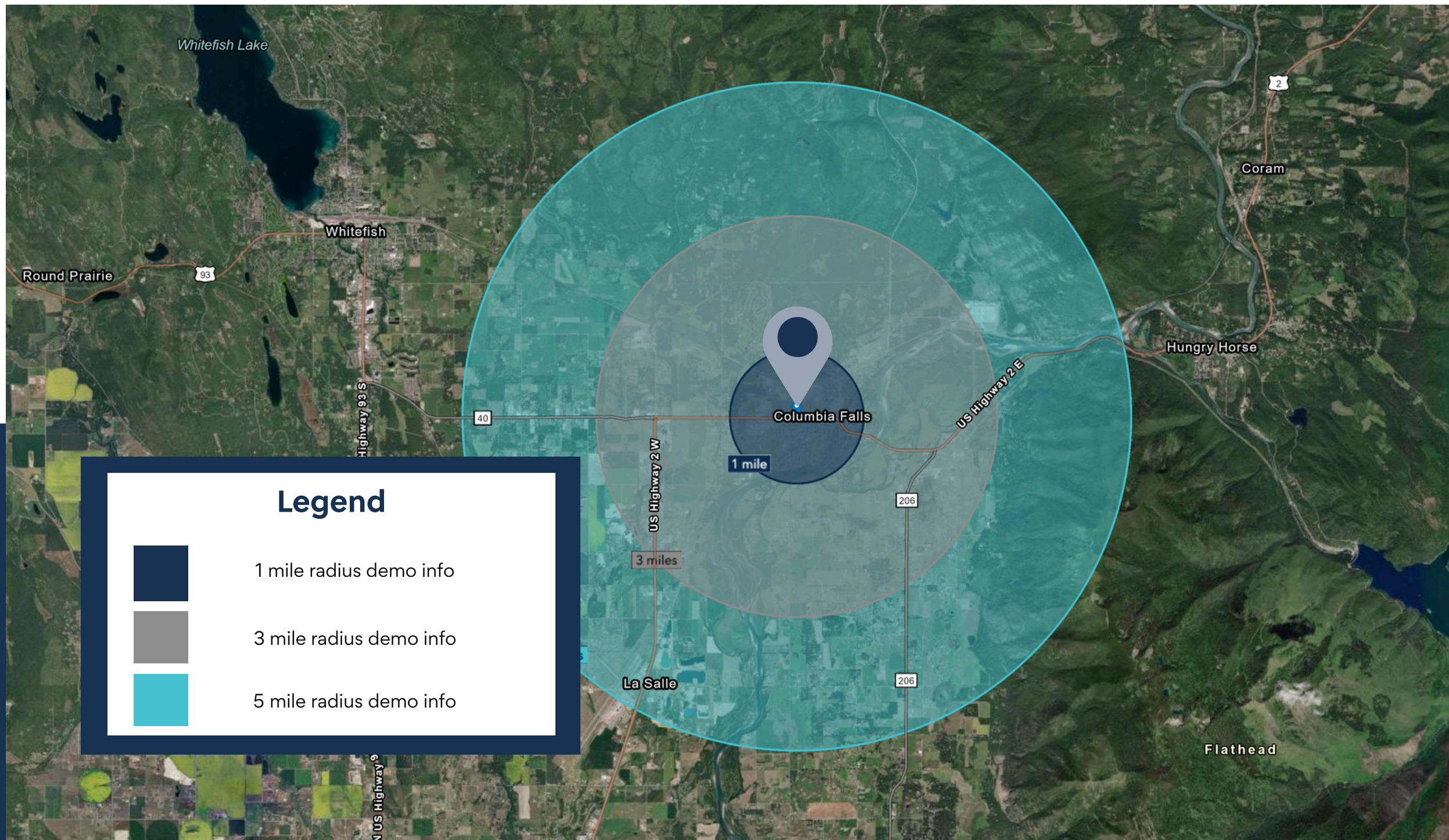


Locator Map

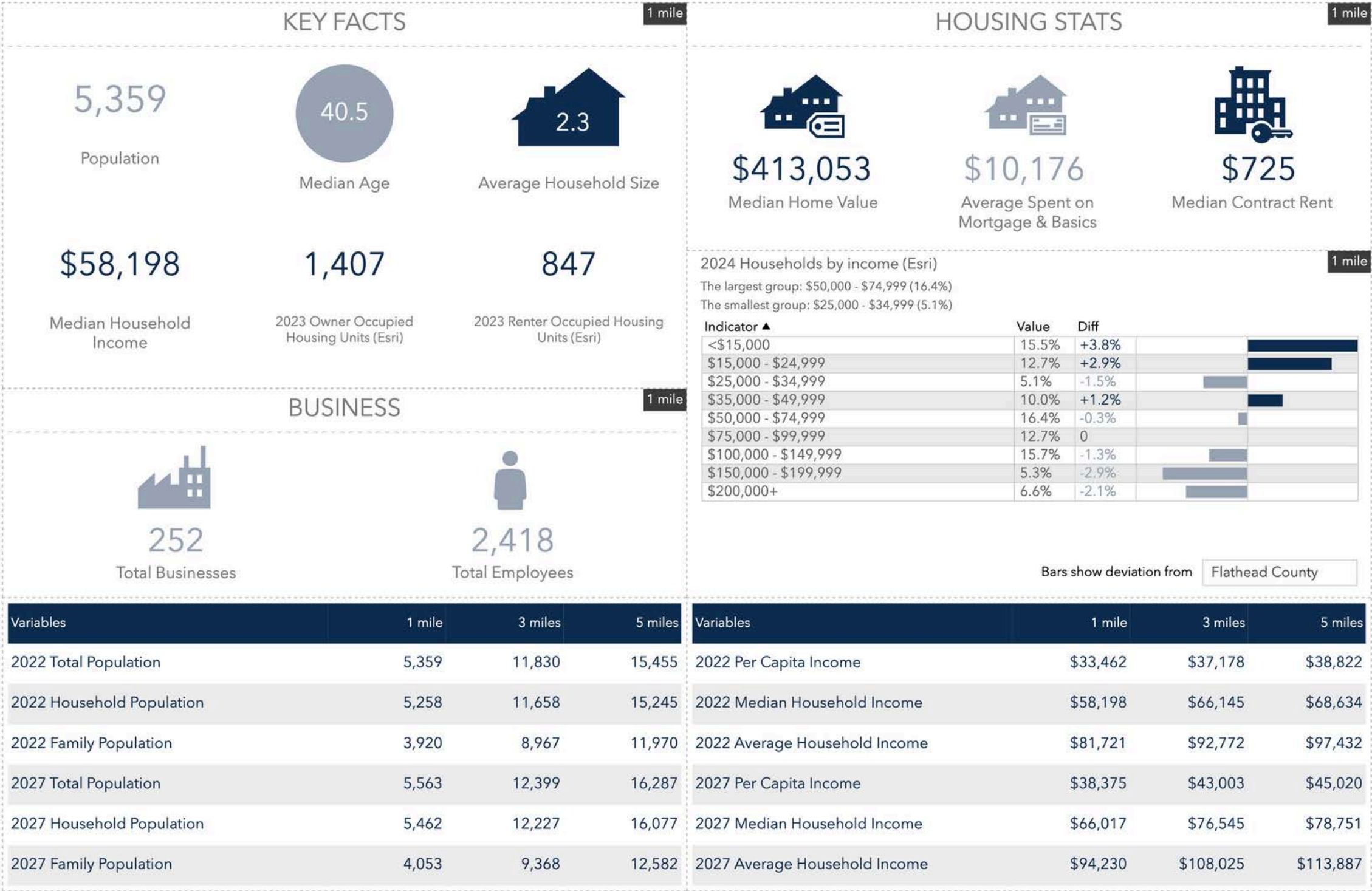




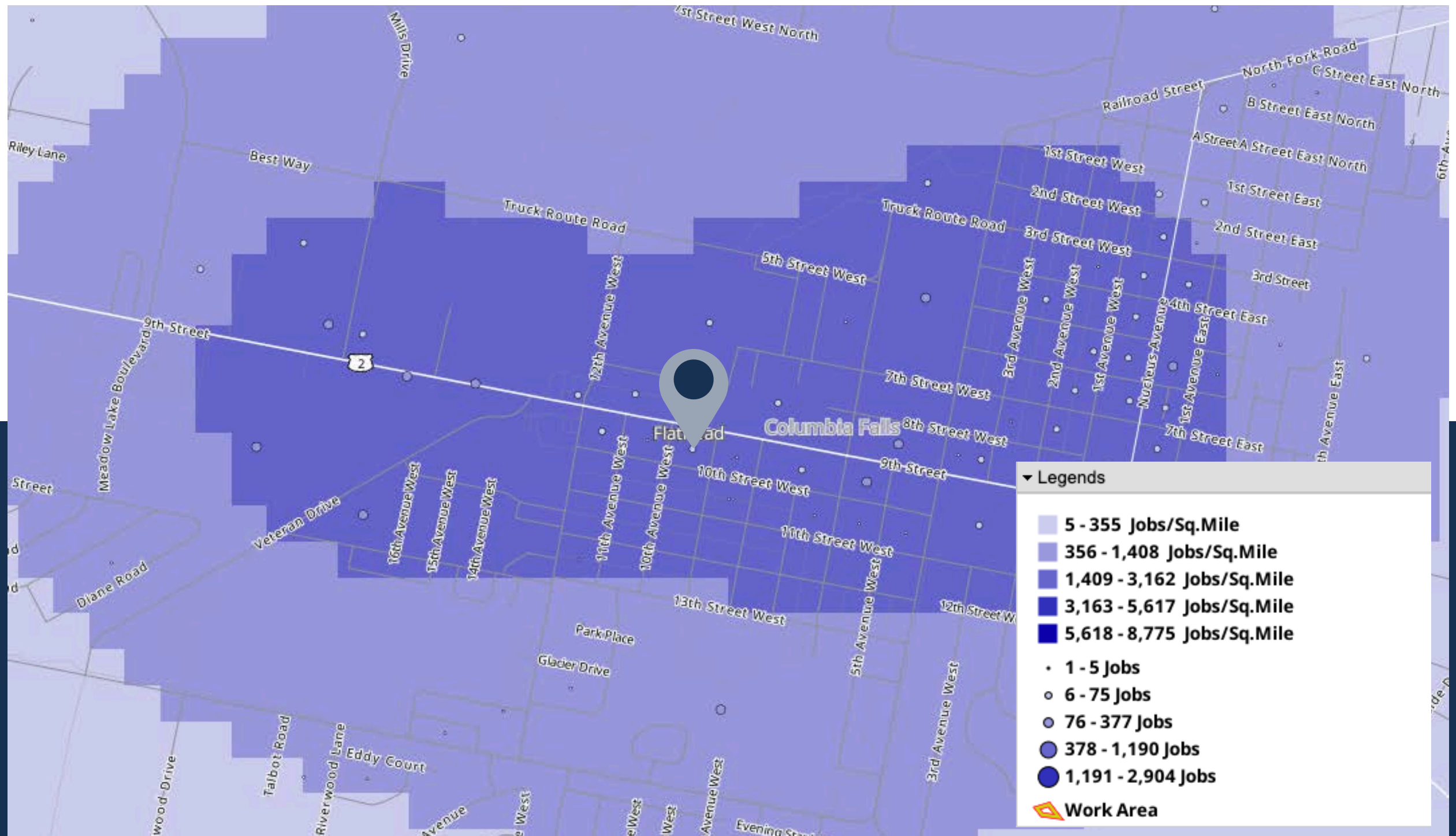












Area Employment Heat Map



A scenic view of a mountain town with a hot air balloon floating in the sky. The town is nestled in a valley, surrounded by dense green forests and rolling hills. In the background, a range of mountains is visible under a clear blue sky. A yellow and red hot air balloon is floating in the upper left portion of the sky. A dark blue banner with white text is overlaid across the middle of the image.

# PROPERTY DETAILS



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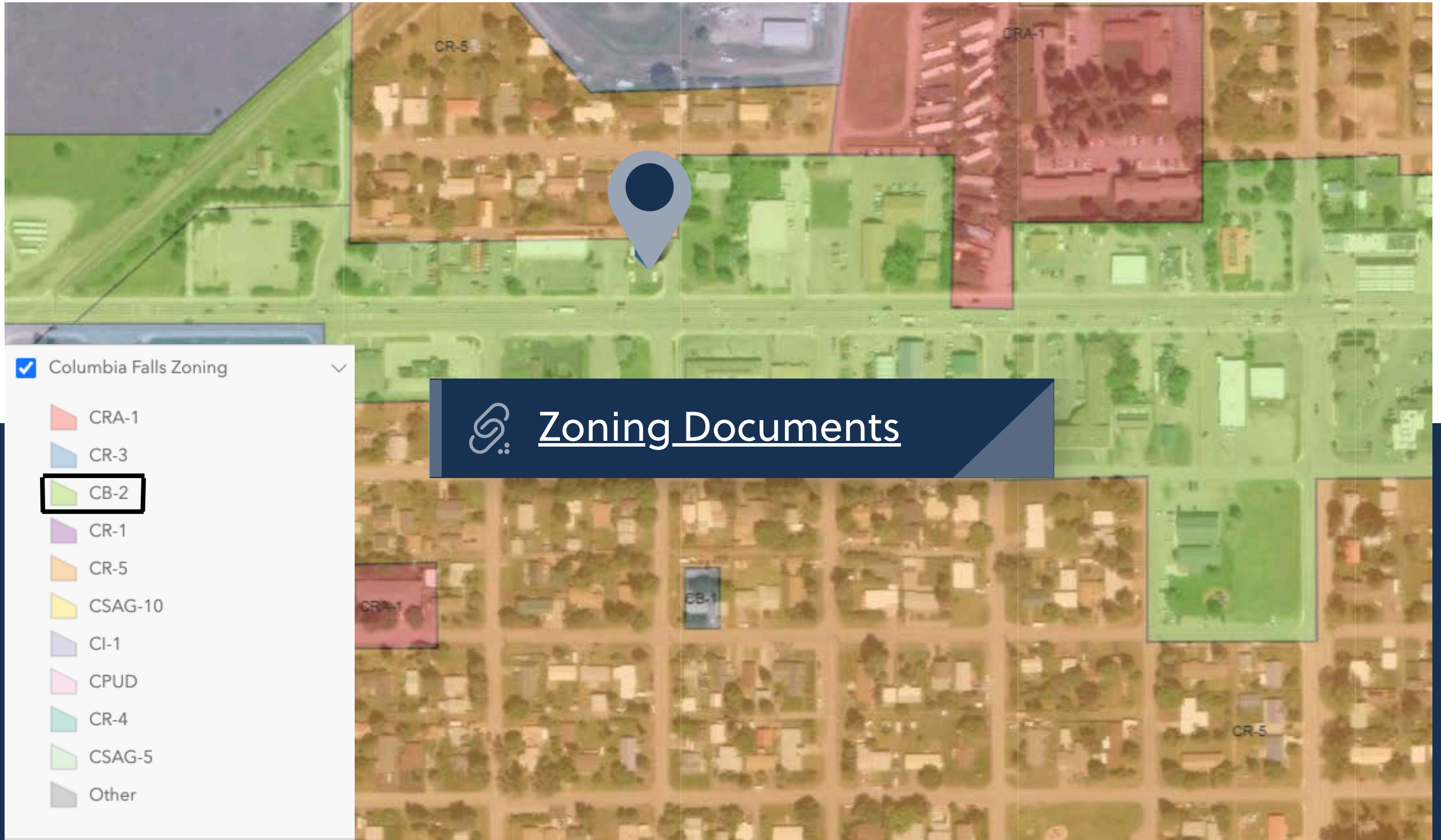














# MARKET OVERVIEW

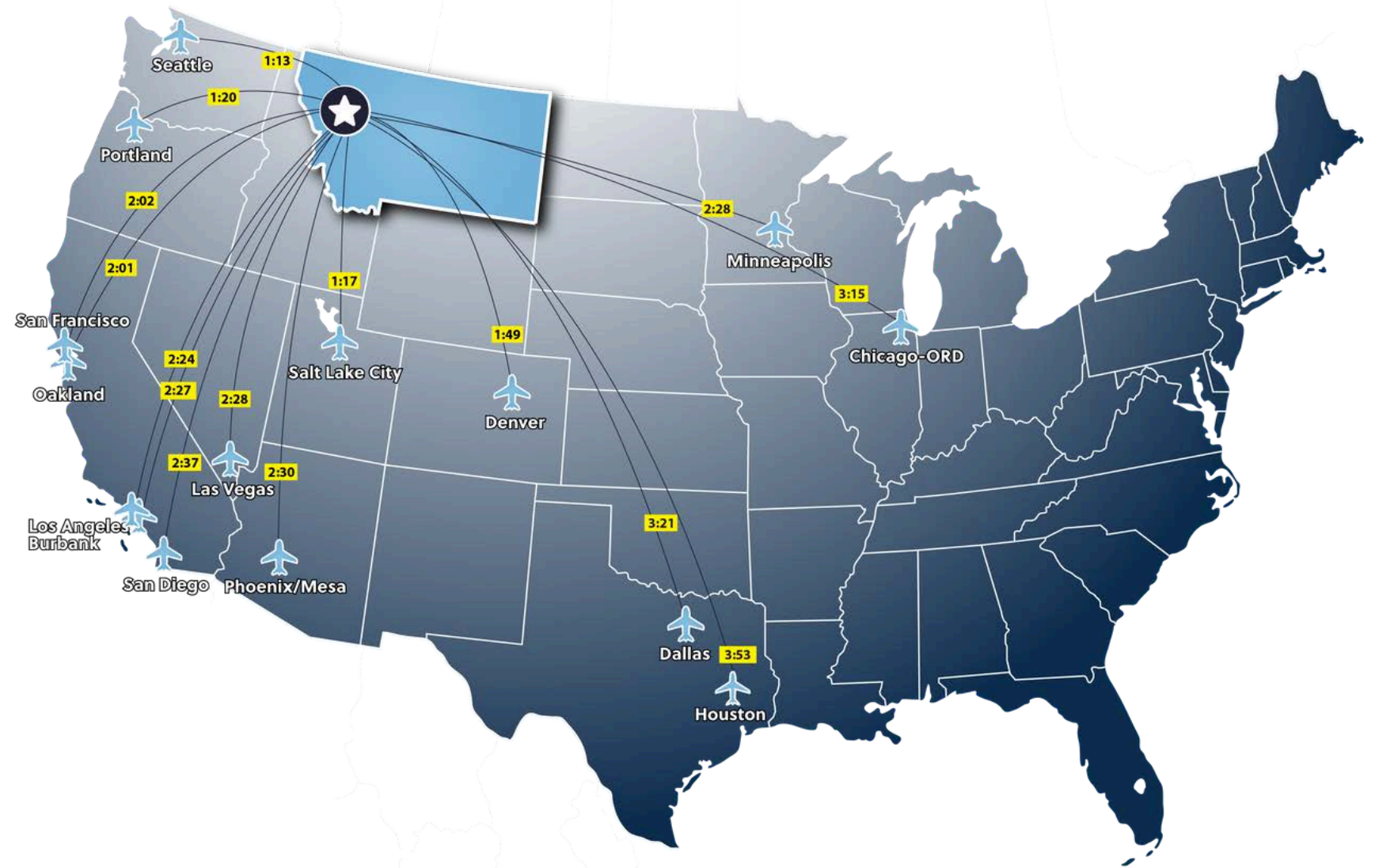


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# Flathead Valley Air Service

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



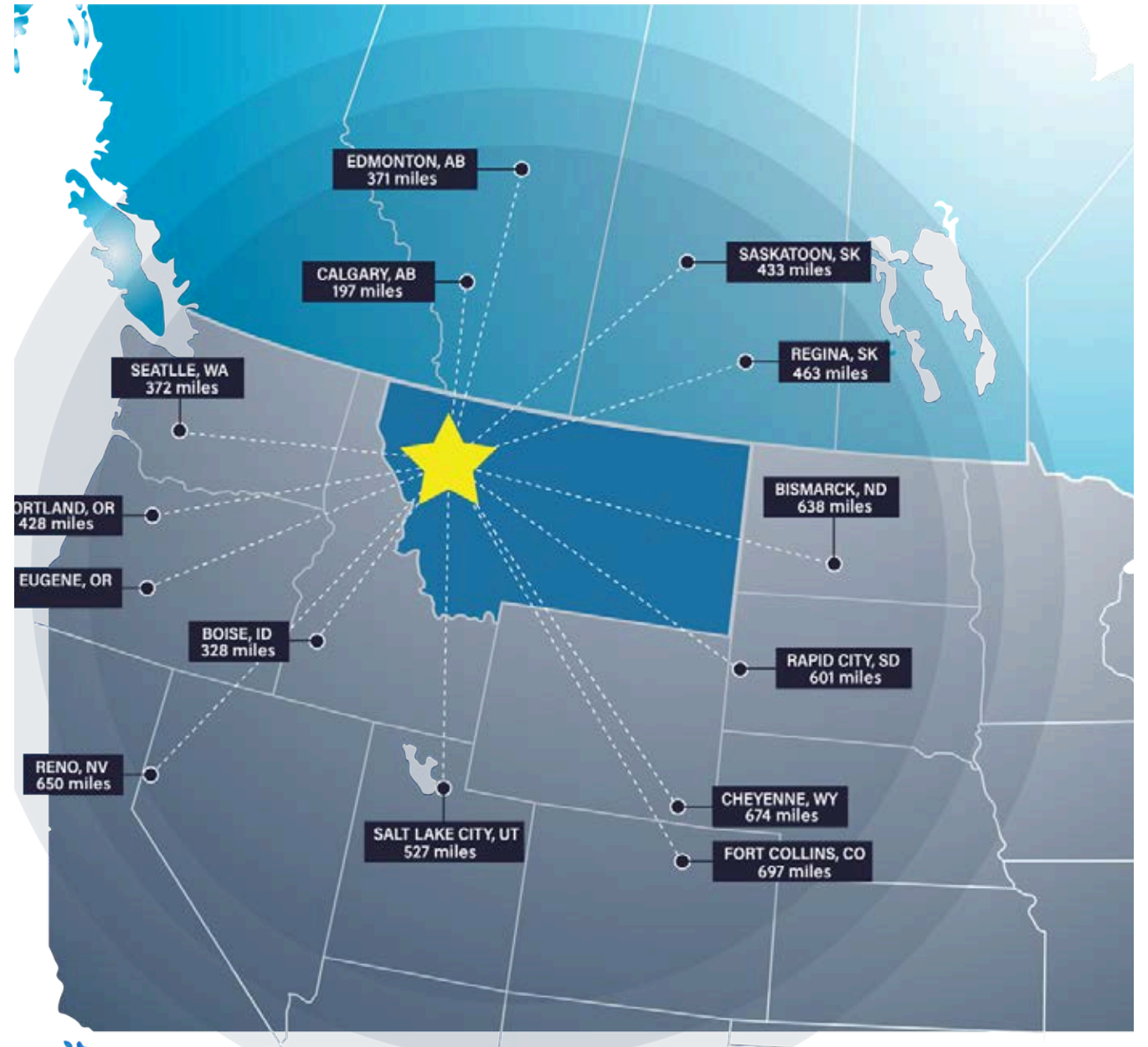


# Flathead Access

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](http://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.



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