

# INDUSTRIAL FLEX SPACE FOR SALE



21 MERIDIAN COURT  
KALISPELL, MT



COLDWELL BANKER  
**COMMERCIAL**  
LANDSTAR  
PROPERTIES

| Offering Memorandum |

# | Property Description |



Fully leased industrial flex building. 4,102 SF built in 2024, zoned B2.  
Four units each with a restroom, an office, 11' garage doors, and off street parking.  
Property management company in place.

## | INVESTMENT HIGHLIGHTS |

4,102 SQFT

Zoning: B2

NOI: \$88,418

Cap Rate: 6.1%

**PURCHASE PRICE: \$1,450,000**



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[www.cbcommercialmt.com](http://www.cbcommercialmt.com)

Industrial Flex Space for Sale

# | Property Photo |



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# | Property Photos |



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YEAR 2 INCOME

UNIT	TENANT	RENT	LEASE START DATE	LEASE END DATE
A	NORTHERN ROOTS CHIROPRACTIC	\$2,833	05.15.24	05.15.27
B	ARMORY ATHLETIC CLUB, LLC	\$2,569	02.19.24	02.19.27
*C	MONTANA ELECTRIC, LLC	\$2,500	02.20.24	02.28.26
D	XUE JING	\$2,776	04.01.24	03.31.27
TOTAL MONTHLY INCOME:		\$10,677		

EXPENSES

EXPENSES	MONTHLY:	ANNUALLY:
TAXES	\$1,025	\$12,300
INSURANCE	\$325	\$3,900
REPAIRS & MAINTENANCE	\$210	\$2,520
UTILITIES	\$345	\$4,140
SNOW PLOWING	\$355	\$4,260
LANDSCAPING	\$195	\$2,340
MANAGEMENT	\$854.19	\$10,250
<b>TOTAL:</b>	<b>\$3,309</b>	<b>\$39,242</b>

**NET INCOME: \$88,418**

**CAP RATE: 6.1%**

**SALE PRICE: \$1,450,000**

\* UNIT C LEASE AMOUNT INCLUDES A \$250/MO LANDLORD CREDIT UNTIL SEPTEMBER 2025



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# | Location Map |



★ FLATHEAD VALLEY  
**DEMOGRAPHICS**



AIRPORT: 10 Miles



SHOPPING: .7 Mile



SKIING: 22 Miles

Population: 108,454

Population Growth:  
3.9%

Median Age: 38

Median Income:  
\$57,763



GLACIER  
PARK:  
33 Miles



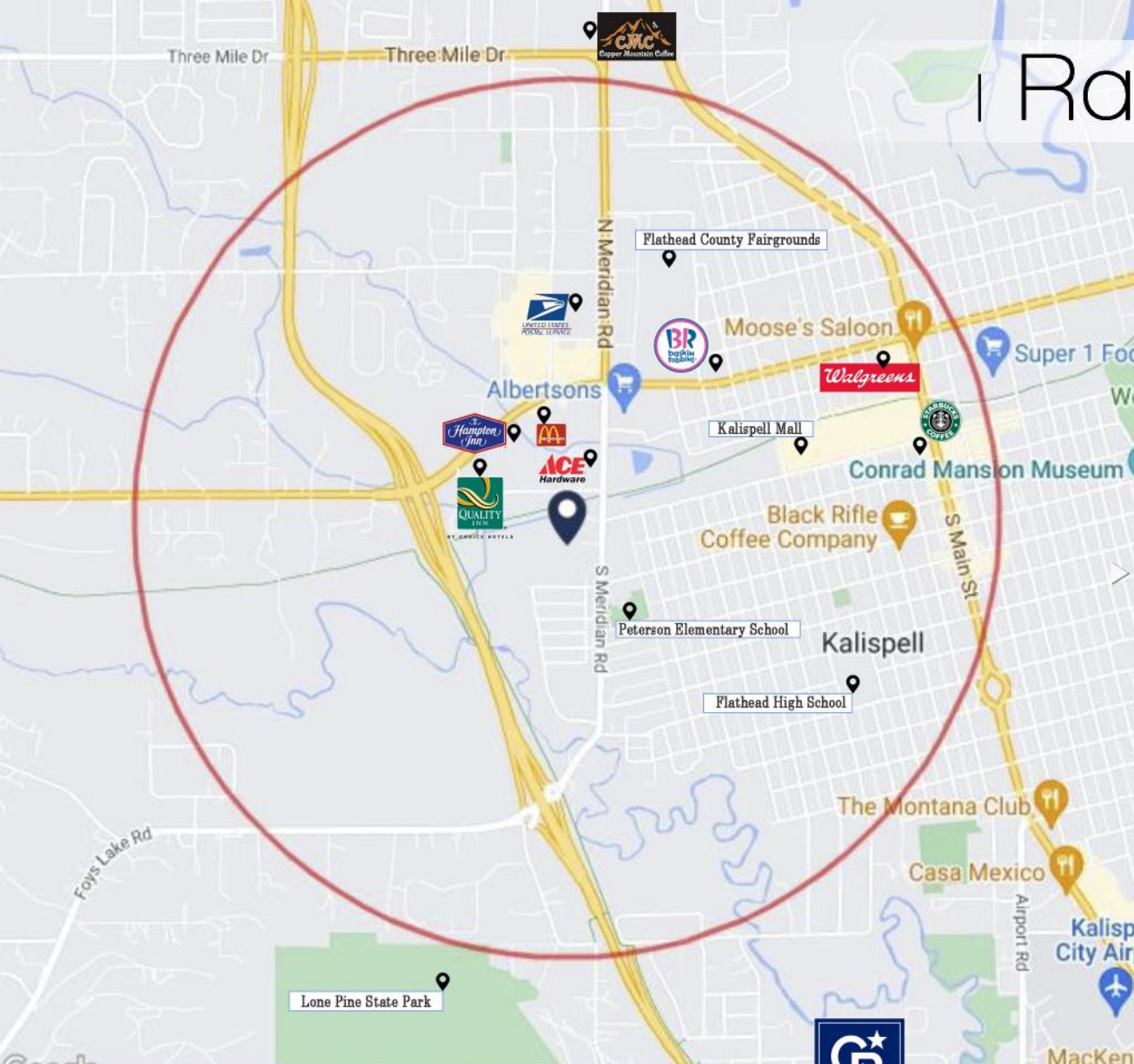
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# Radius Map



## HOTELS:

Quality Inn -	0.4 miles
Hampton Inn -	0.6 miles
Red Lion Hotel -	0.9 miles
Econo Lodge -	2.0 miles
Hilton Garden -	2.3 miles
Holiday Inn Express -	3.2 miles
Springhill Suites -	4.0 miles

## RESTAURANTS:

McDonalds -	0.5 miles
Arby's -	0.6 miles
Desoto Grill -	0.8 miles
Wendy's -	1.4 miles
Montana Club -	1.8 miles
Casa Mexico -	2.0 miles

## COFFEE:

Copper Mountain -	0.8 miles
Starbucks -	0.9 miles
Black Rifle Coffee -	1.0 miles

## Other:

Glacier Airport -	10 miles
Whitefish Mountain Resort-	22 miles
Glacier National Park -	33 miles



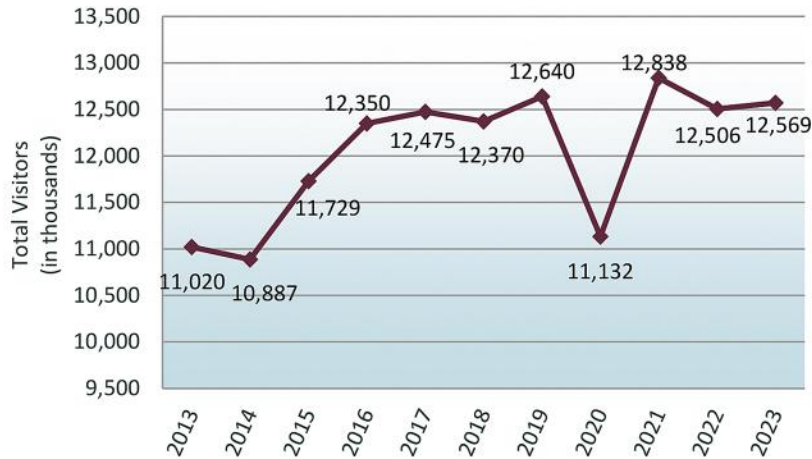
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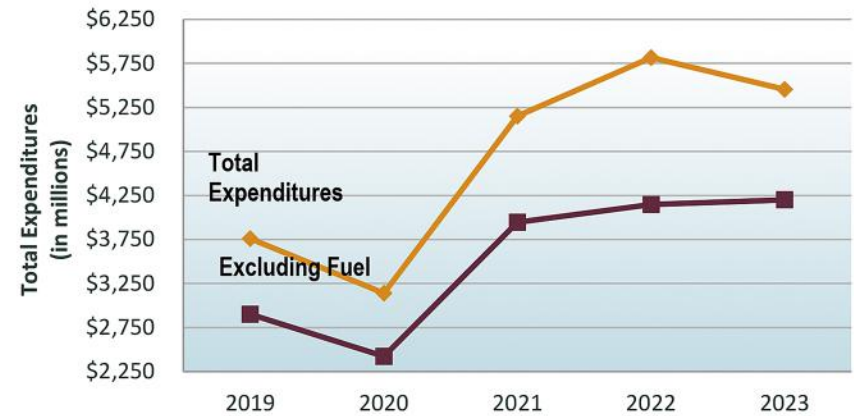
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# MONTANA NONRESIDENT TRAVELER VISITATION TRENDS

## Nonresident Visitors



## Total Actual Expenditures

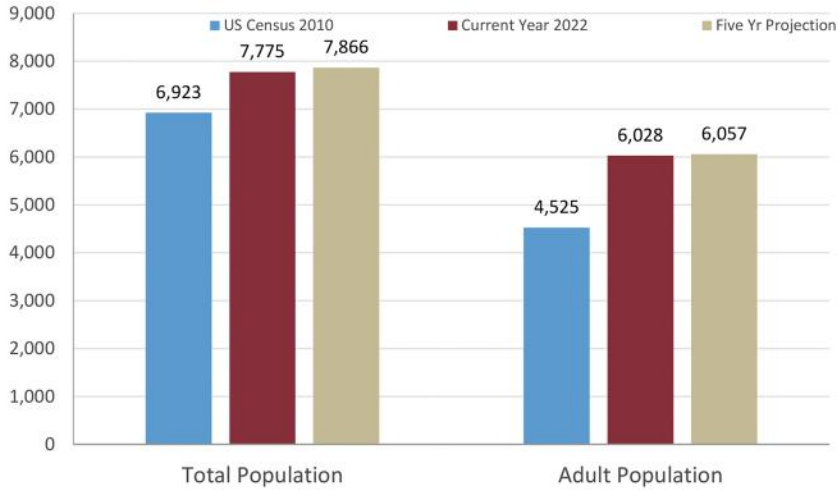


**\*Montana saw approximately \$12.5 Million non-resident visitors, who spent around \$5.45 Billion. An increase from previous years, highlighting a growing interest in Montana. It is projected to be a similar growth with a higher number of non-resident visitors for 2024.**

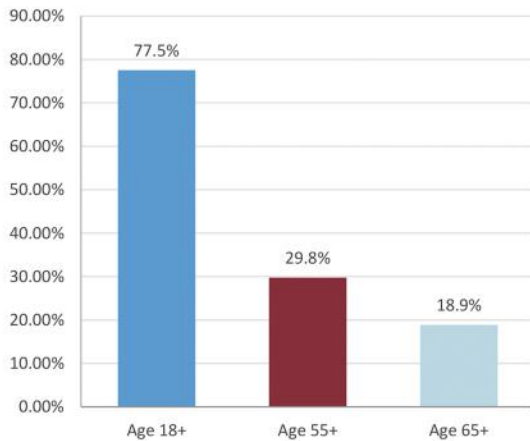


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## Population



## Age



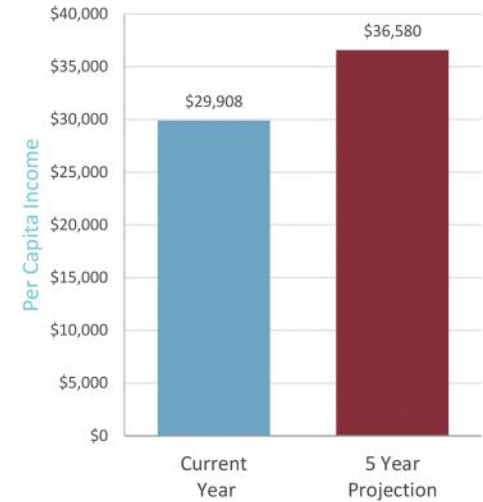
### Median Age, Total

**38.7**

### Age Demographics

- 77.53% Age 18+
- 29.76% Age 55+
- 18.87% Age 65+

## Income



### Average Household Income

**\$64,415**

### Median Household Income

**\$42,016**



# 21 Meridian Court | Kalispell, MT



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