



SterlingCRE
ADVISORS

For Lease: Whitefish Restaurant with Full Liquor License

419 East 2nd Street
Whitefish, Montana
±2,544 SF Restaurant Space

Exclusively listed by:

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Opportunity Overview

This space sits in the heart of downtown Whitefish, right off Second Street, the town's main corridor and part of US 93. The location is prominent, easy to find, and easy to see from the street.

Whitefish is one of Montana's best known tourism destinations. Winters bring skiers to Whitefish Mountain Resort. Summers bring visitors touring Glacier National Park, with Whitefish serving as a gateway to the park.

Recreation in the surrounding area keeps traffic strong closer to year-round rather than tied to a single season. Whitefish's walkable downtown is where this tourism population comes to shop, dine, and go out for drinks, and the visitor base skews affluent.

The space includes a full-service kitchen and is ready for the right tenant to put in the final details for their restaurant and bar concept. A TI allowance is available to customize the space. Employee housing on-site is also a possibility.



Address	419 East 2 nd Street Whitefish, Montana
Property Type	Restaurant
Lease Rate	\$50.00/SF NNN
Estimated NNN	TBD
Total Square Feet	±2,544 SF (1st Floor Restaurant) ±2,016 SF (Basement Storage Available)

Please note that the lease rate does not reflect the full economic structure of this opportunity. Leasing this space includes access to a full liquor license, and the tenant is required to offer a full liquor menu.

Because of how the liquor license operates, all liquor must be purchased by the property owner. As a result, liquor sales will be split 70/30, with the owner receiving 70% and the tenant receiving 30%. This revenue split is in addition to the base lease rate of \$50 ±SF, triple net, plus applicable triple net fees.

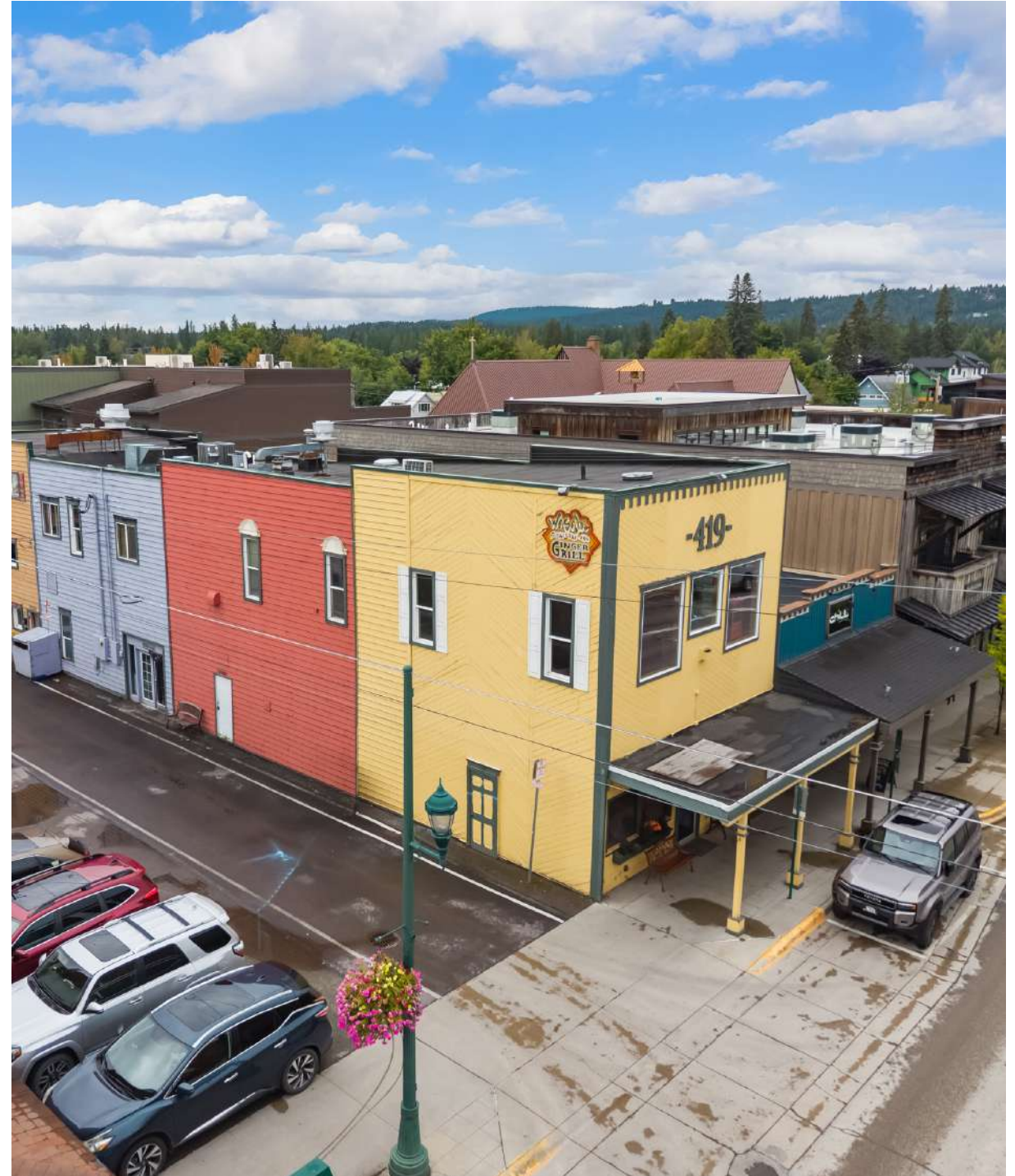
Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [3D Tour](#)

Note: If there are issues with video launch, you may need to update your PDF software or use the links above

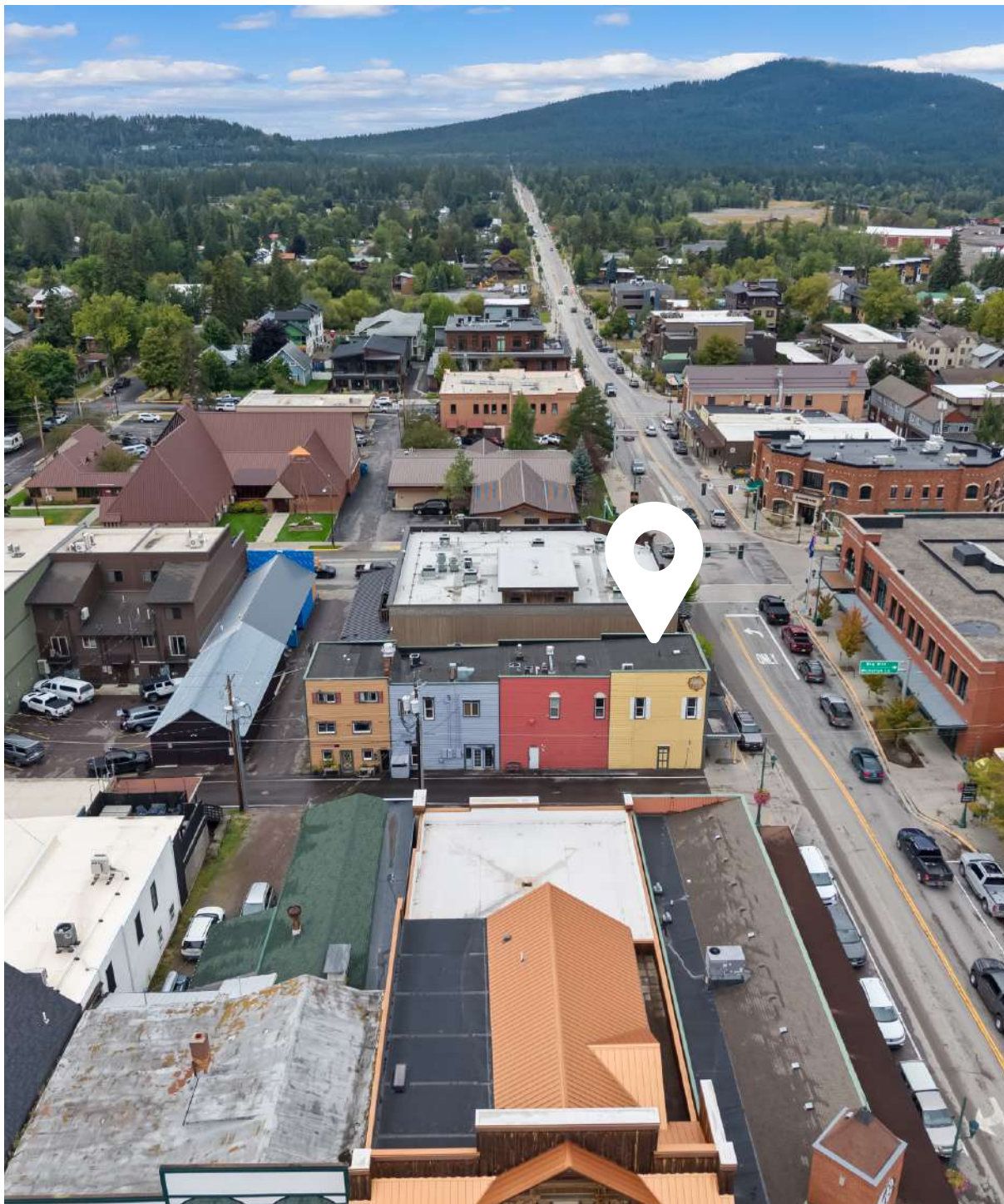


Interactive Links

Property Details

Address	419 East 2 nd Street, Whitefish Montana
Property Type	Retail/Restaurant
Building Size	±2,544 SF (1st Floor Restaurant) ±2,016 SF (Basement Storage Available)
Services	Whitefish water & sewer
Access	US 93 (E 2 nd Street) + Alley Access
Zoning	WB-3 General Business
Geocode	07-4292-36-1-40-21-0000
Traffic Count	±8,356 AADT on East 2nd
Year Built	1905, Renovated in 2004
Parking	On Street





Located on 2nd Street (US 93) the main road that runs through downtown Whitefish, offering high visibility.



Comes with the use of a full service liquor license, which is hard to find in the market.



Whitefish is a resort town attracting around 1 million visitors yearly due to access to ski resorts and Glacier National Park.



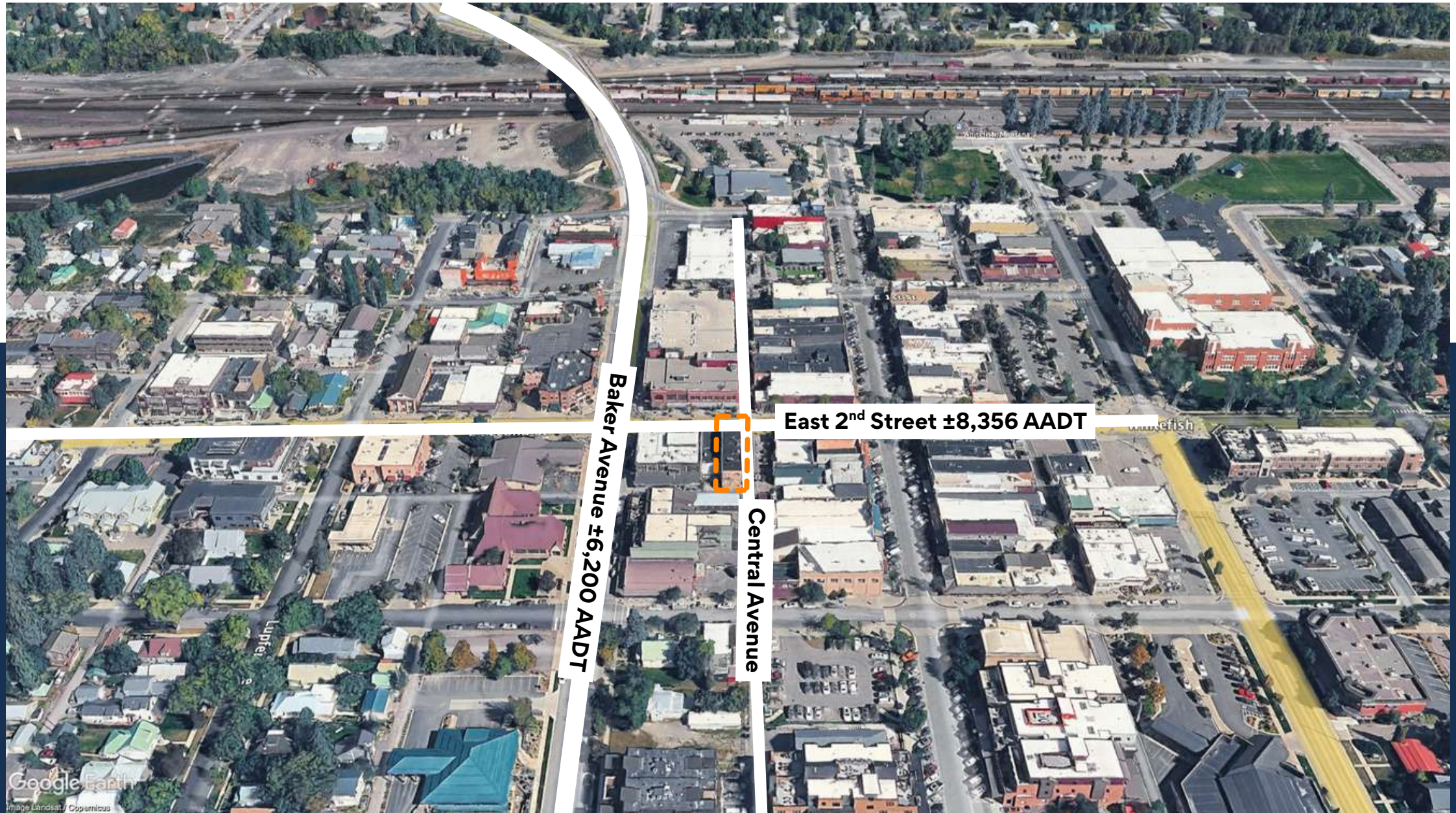
Set in the middle of the central business district, the location offers high visibility from foot traffic. 419 East 2nd Street has a WalkScore of 85.



Spacious footprint for a wide range of concepts. with TI available for qualified tenants.

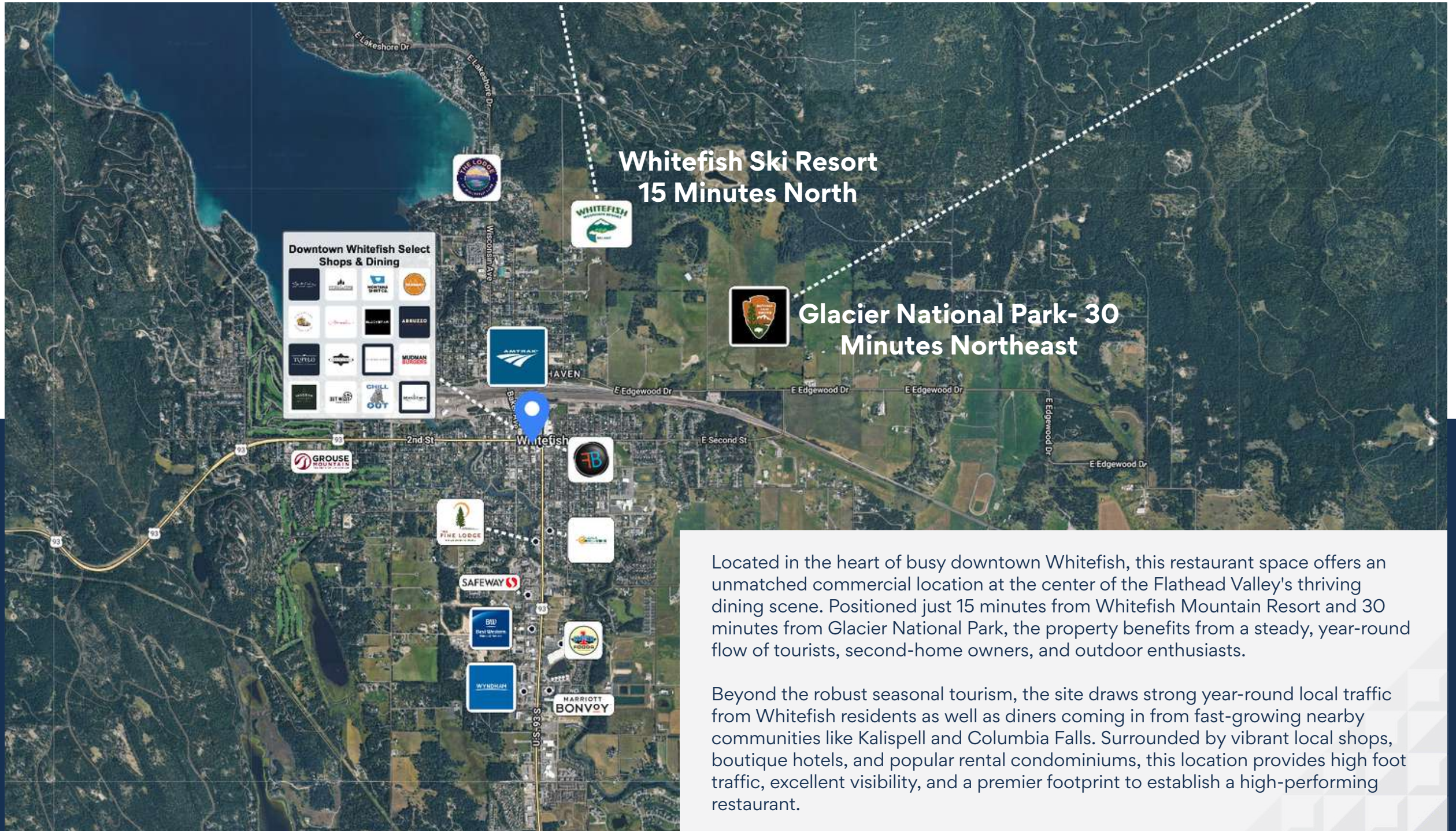
Centrally Located Bar & Restaurant for Lease

Located in the heart of Whitefish, Montana. Near specific amenities.



east

Location Overview

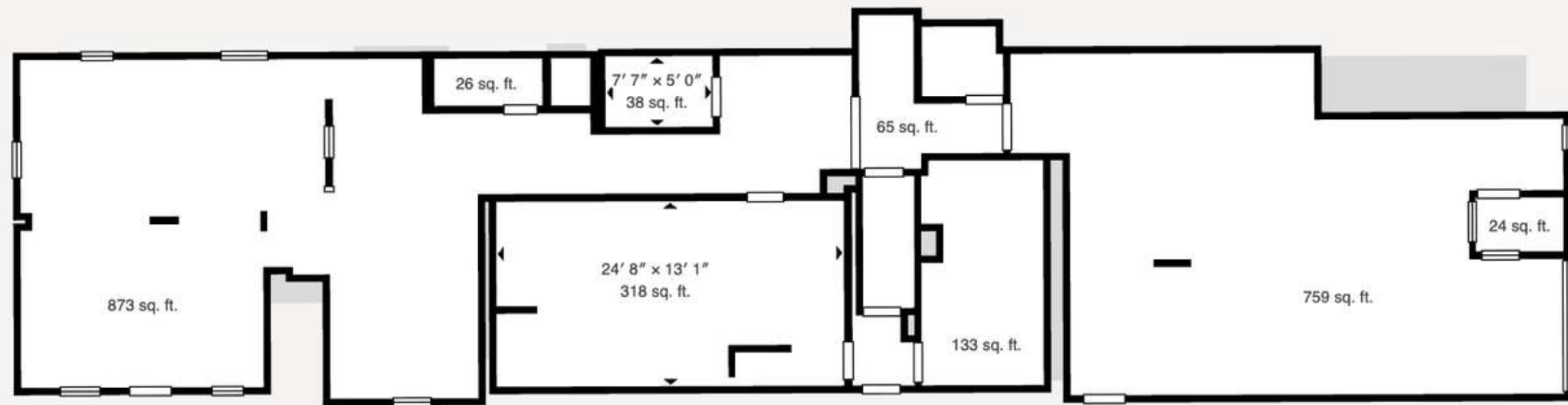


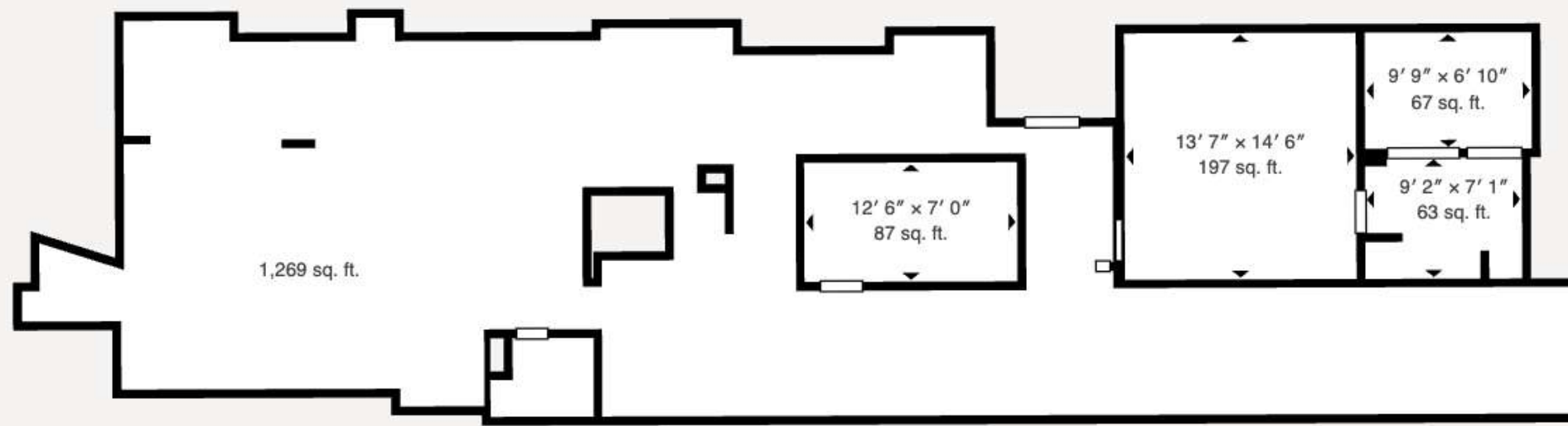
Located in the heart of busy downtown Whitefish, this restaurant space offers an unmatched commercial location at the center of the Flathead Valley's thriving dining scene. Positioned just 15 minutes from Whitefish Mountain Resort and 30 minutes from Glacier National Park, the property benefits from a steady, year-round flow of tourists, second-home owners, and outdoor enthusiasts.

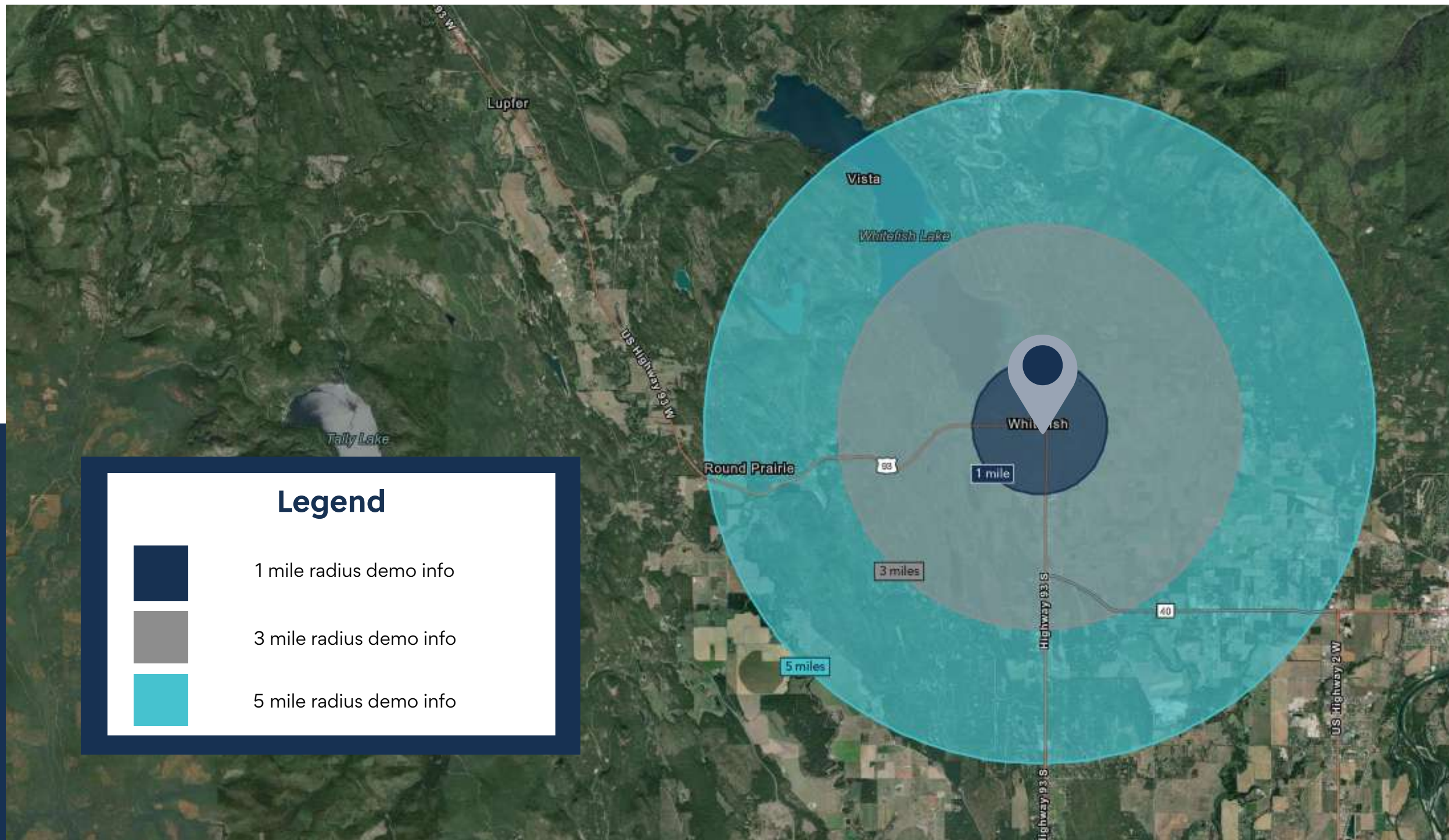
Beyond the robust seasonal tourism, the site draws strong year-round local traffic from Whitefish residents as well as diners coming in from fast-growing nearby communities like Kalispell and Columbia Falls. Surrounded by vibrant local shops, boutique hotels, and popular rental condominiums, this location provides high foot traffic, excellent visibility, and a premier footprint to establish a high-performing restaurant.











KEY FACTS

5 miles ▾

14,386

Population

45.9

Median Age

2.2

Average Household Size

\$84,593

Median Household
Income

4,391

2023 Owner Occupied
Housing Units (Esri)

2,045

2023 Renter Occupied Housing
Units (Esri)

BUSINESS

5 miles ▾



939

2026 Total Businesses (NAICS)



7,948

2026 Total Employees (NAICS)

HOUSING STATS

5 miles ▾



\$820,573

Median Home Value



\$15,186

Average Spent on
Mortgage & Basics

\$1,173

Median Contract Rent

2026 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (20.8%)

The smallest group: \$15,000 - \$24,999 (4.2%)

5 miles ▾

Indicator ▲	Value	Diff	
<\$15,000	7.5%	+1.6%	
\$15,000 - \$24,999	4.2%	-1.3%	
\$25,000 - \$34,999	7.1%	-0.8%	
\$35,000 - \$49,999	6.4%	-2.6%	
\$50,000 - \$74,999	20.8%	+0.3%	
\$75,000 - \$99,999	9.1%	-3.0%	
\$100,000 - \$149,999	13.8%	-1.4%	
\$150,000 - \$199,999	12.8%	+1.1%	
\$200,000+	18.3%	+6.2%	

Bars show deviation from Flathead County ▾

Variables	1 mile	3 miles	5 miles	ZIP Codes 59937 (Whitefish)	Counties Flathead County	States Montana	National United States
2025 Total Population	5,452	11,015	14,386	16,344	117,335	1,157,968	343,528,394
2025 Household Population	5,433	10,978	14,312	16,283	116,128	1,128,625	335,139,938
2025 Family Population	3,802	8,036	10,600	12,290	91,960	862,682	266,929,862
2030 Total Population	5,860	11,790	15,354	17,413	125,770	1,203,425	351,813,408
2030 Household Population	5,841	11,753	15,280	17,352	124,563	1,174,082	343,424,952
2030 Family Population	4,084	8,589	11,299	13,078	98,516	895,592	272,723,086
Variables	1 mile	3 miles	5 miles	ZIP Codes 59937 (Whitefish)	Counties Flathead County	States Montana	National United States
2025 Per Capita Income	\$54,770	\$58,254	\$58,594	\$58,836	\$45,889	\$44,322	\$48,241
2025 Median Household Income	\$78,183	\$83,449	\$84,593	\$87,173	\$76,875	\$78,035	\$85,893
2025 Average Household Income	\$116,006	\$127,718	\$130,847	\$131,902	\$111,544	\$105,776	\$122,692
2030 Per Capita Income	\$59,360	\$63,617	\$64,167	\$64,517	\$50,878	\$50,939	\$55,073
2030 Median Household Income	\$85,916	\$95,294	\$97,179	\$99,460	\$84,652	\$89,868	\$100,053
2030 Average Household Income	\$125,209	\$138,693	\$142,431	\$143,748	\$123,178	\$121,053	\$138,579

Flathead Valley Air Service

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

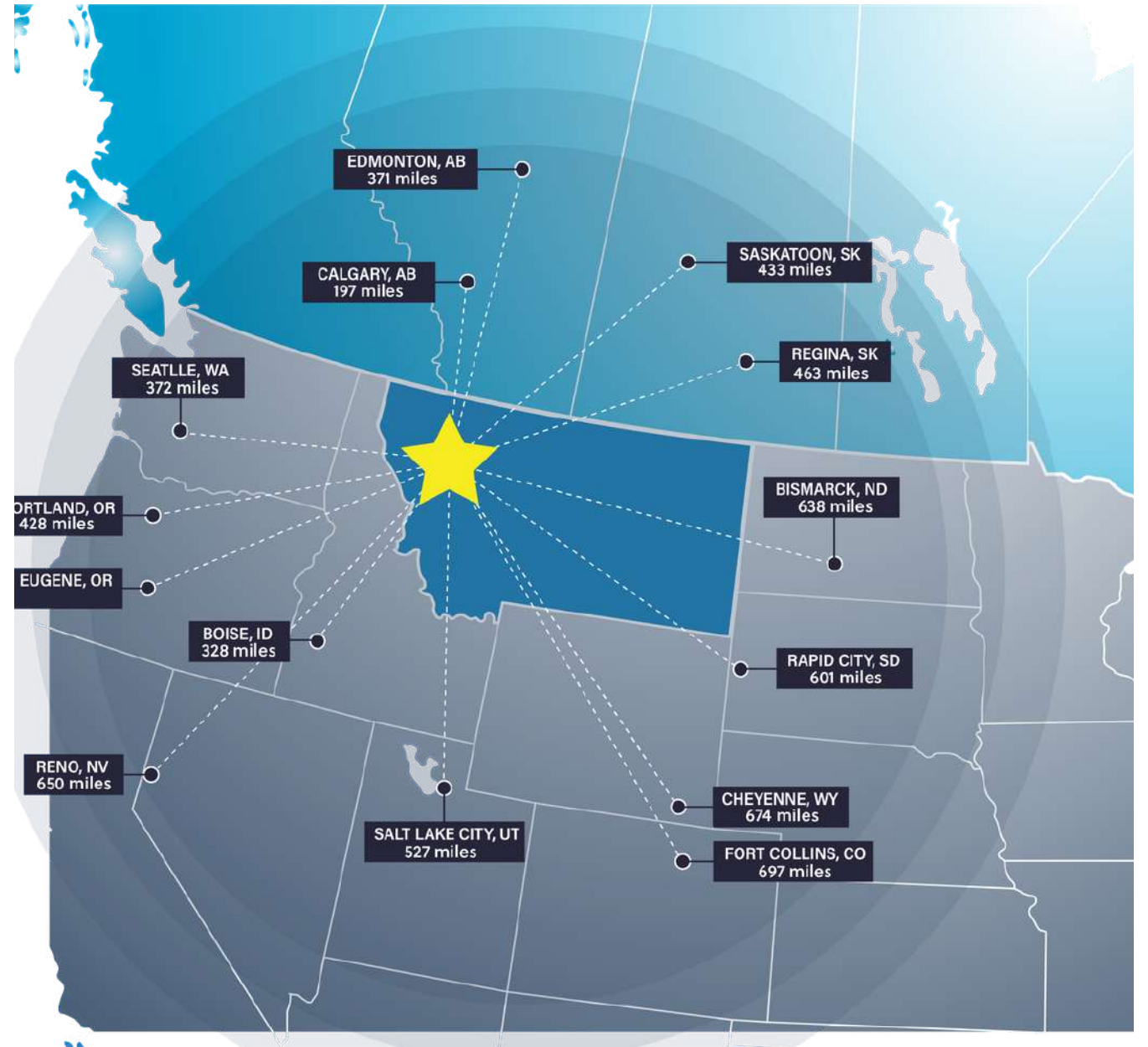


Flathead Access

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.



Top Employers

Logan Health

1,000+ employees

Weyerhaeuser

500+ employees

Aon Service Corporation

250+ employees

Glacier Bank

250+ employees

Teletech

250+ employees

Whitefish Mountain Resort

250+ employees

Noteworthy



Source: Montana Department of Labor & Industry | lmi.mt.gov & Montana High Tech Alliance



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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

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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 & Montana High Tech Alliance



Brokerage Advisors



CONNOR MCMAHON, CCIM
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.

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