

# — 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](mailto:Scott@DuhsCommercial.com)

# — INTERIOR PHOTOS

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# — EXTERIOR PHOTO

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# AERIAL

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