

# FOR LEASE

## FORMER CHURCH BUILDING

403 2ND AVE. W. & 4TH AVE. W. , KALISPELL, MT 59901

### Highlights:

- Former church building available
- Corner lot
- Approximately 5,800 sf, including basement with kitchen
- Within the downtown Kalispell area
- Corner of 2<sup>nd</sup> ave west and 4th Ave. W.
- Parking in the rear
- In the Vibrant Downtown Kalispell area
- Population is growing over 17% in the last Month
- 3rd fastest growing Rural City in the USA

### Traffic Counts:

- 4th Street W: 2,662 ADT
- South Main St: 16,924 ADT

### Scott Duhs

Partner

[Scott@duhscommercial.com](mailto:Scott@duhscommercial.com)

619.491.0614

CA Lic. # 01048874



**COMMERCIAL**  
BROKERAGE • INVESTMENT • DEVELOPMENT

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | [www.DuhsCommercial.com](http://www.DuhsCommercial.com)





# PHOTOS

## FORMER CHURCH BUILDING

403 2ND AVENUE WEST & 4TH AVE. W. , KALISPELL, MT 59901



2,800 SF Upstairs  
2,800 SF Downstairs, including Kitchen  
Parking in rear of Building



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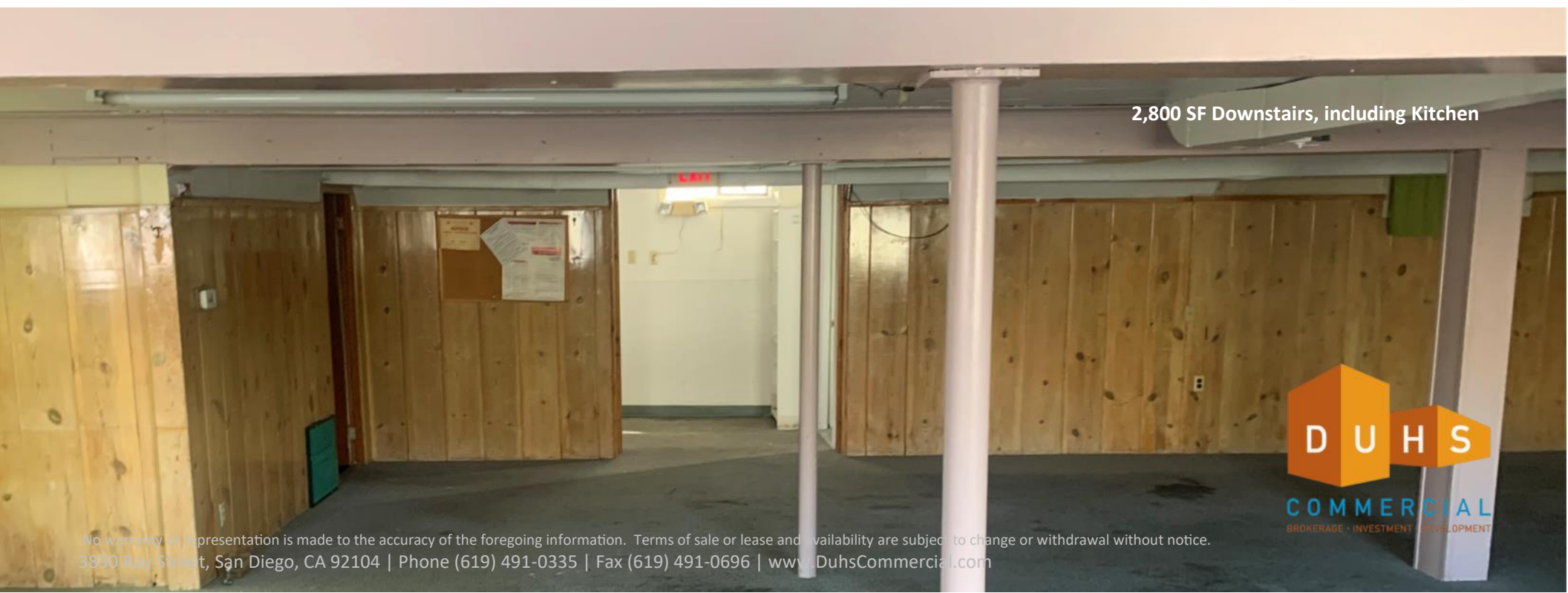
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2,800 SF Upstairs



2,800 SF Downstairs, including Kitchen



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# AERIAL

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