

# 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

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# 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



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, use, 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)

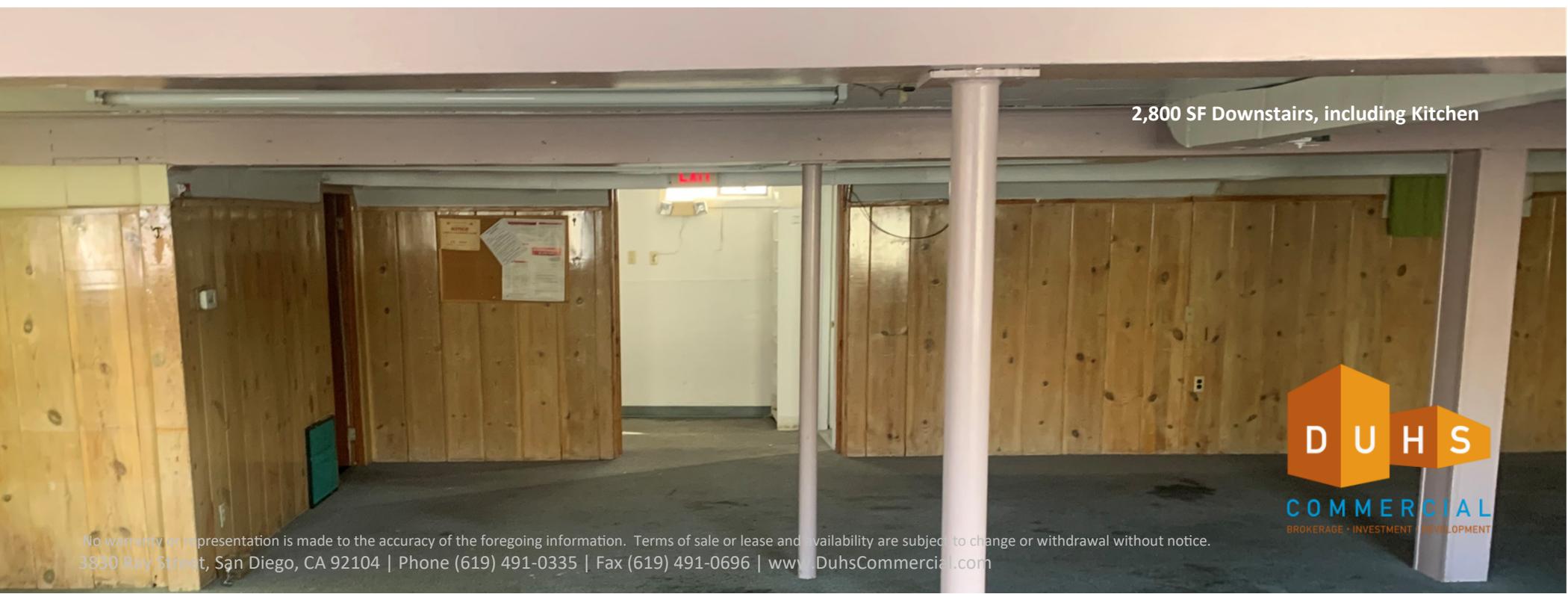
# PHOTOS

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2,800 SF Upstairs



2,800 SF Downstairs, including Kitchen



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# AERIAL

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**COMMERCIAL**

BROKERAGE • INVESTMENT • DEVELOPMENT

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# DEMOGRAPHICS

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	1 Mile	3 Mile	5 Mile
<b>Population</b>			
<b>2020 Estimate</b>	10,806	34,092	43,504
2025 Projection	11,677	37,288	47,518
Median Age	36.90	38.10	38.60
<b>2020 Population By Race</b>			
White	10,024 92.76%	32,035 93.97%	41,005 94.26%
Black	38 0.35%	105 0.31%	124 0.29%
Am. Indian & Alaskan	217 2.01%	528 1.55%	658 1.51%
Asian	147 1.36%	406 1.19%	476 1.09%
Hawaiian & Pacific Island	11 0.10%	30 0.09%	33 0.08%
Other	369 3.41%	988 2.90%	1,208 2.78%
<b>Population by Hispanic Origin</b>			
Non-Hispanic Origin	10,409 96.33%	32,984 96.75%	42,116 96.81%
Hispanic Origin	397 3.67%	1,109 3.25%	1,388 3.19%
<b>Households</b>			
2020 Estimate	4,832	14,204	17,791
2025 Projection	5,195	15,457	19,342
2010 Census	4,533	12,256	15,459
2020 Average Household Size	2.20	2.30	2.40
<b>2020 Avg Household Income</b>	<b>\$53,877</b>	<b>\$68,842</b>	<b>\$71,390</b>
<b>2020 Occupied Housing</b>			
Owner Occupied	2,252 46.61%	8,938 62.93%	11,705 65.79%
Renter Occupied	2,580 53.39%	5,266 37.07%	6,086 34.21%
<b>2020 Median Home Value</b>	<b>\$191,958</b>	<b>\$236,528</b>	<b>\$246,875</b>

