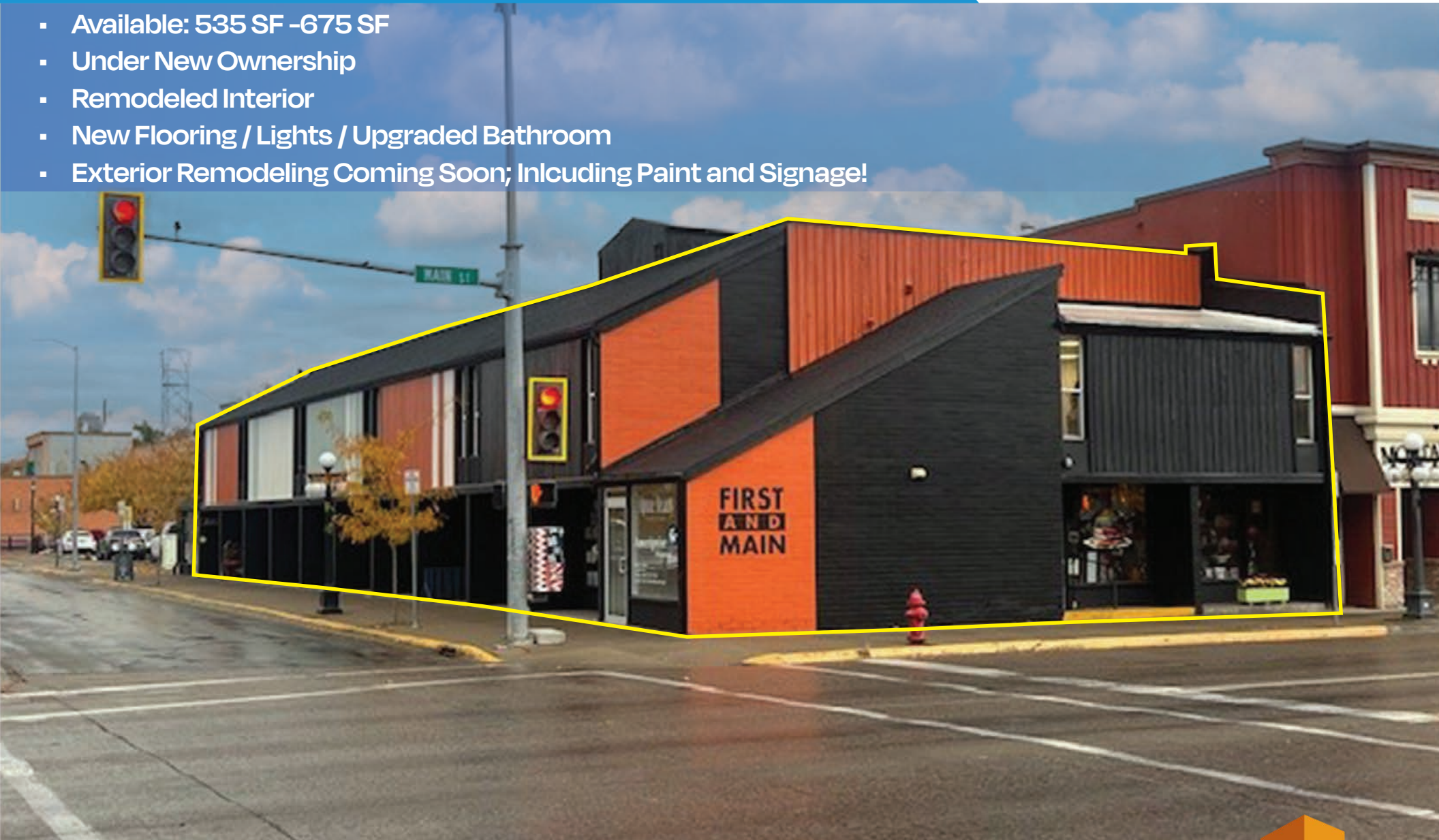


For Lease

101 S Main St, Kalispell, MT 59901

- Available: 535 SF -675 SF
- Under New Ownership
- Remodeled Interior
- New Flooring / Lights / Upgraded Bathroom
- Exterior Remodeling Coming Soon; Including Paint and Signage!



Scott Duhs

Partner | CA License: 01048874

(619) 491-0614 | Scott@DuhsCommercial.com

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.



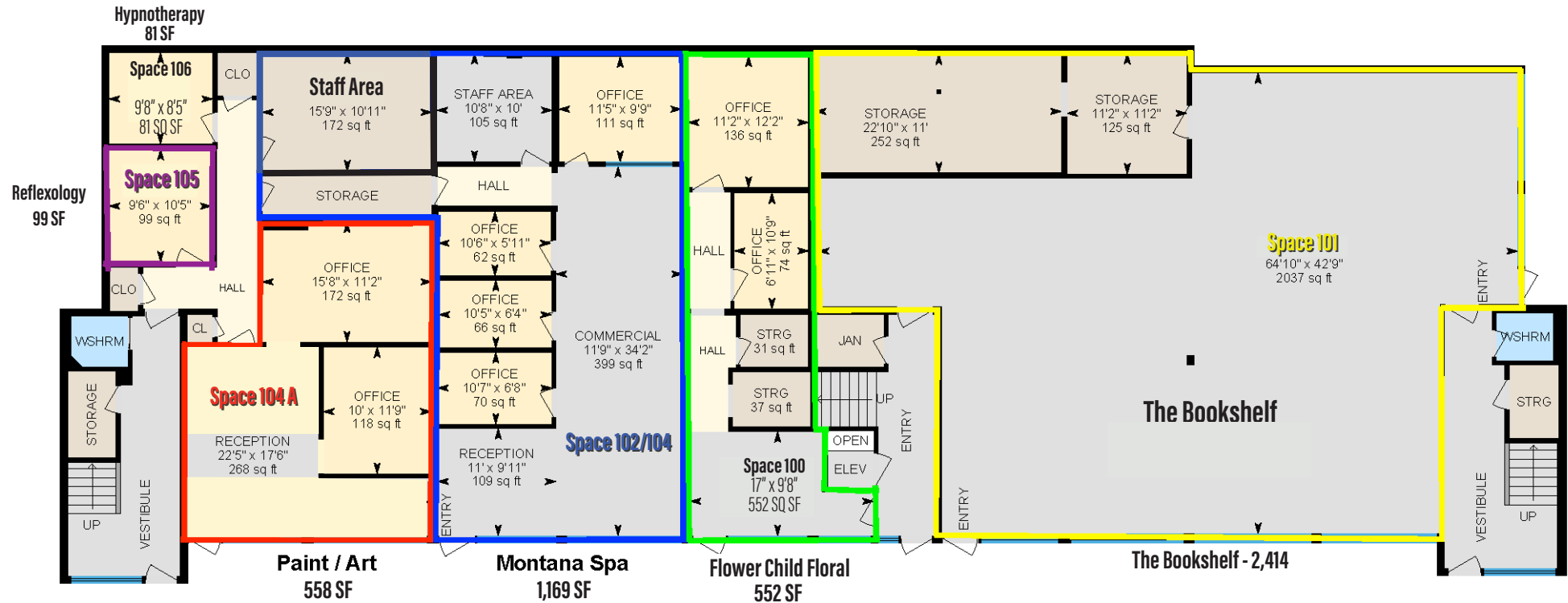
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BROKERAGE • INVESTMENT • DEVELOPMENT



Floor Plan - Downstairs

101 S Main St, Kalispell, MT 59901

1st Floor Finished Area 6229.96 sq ft Total 4,815 SF



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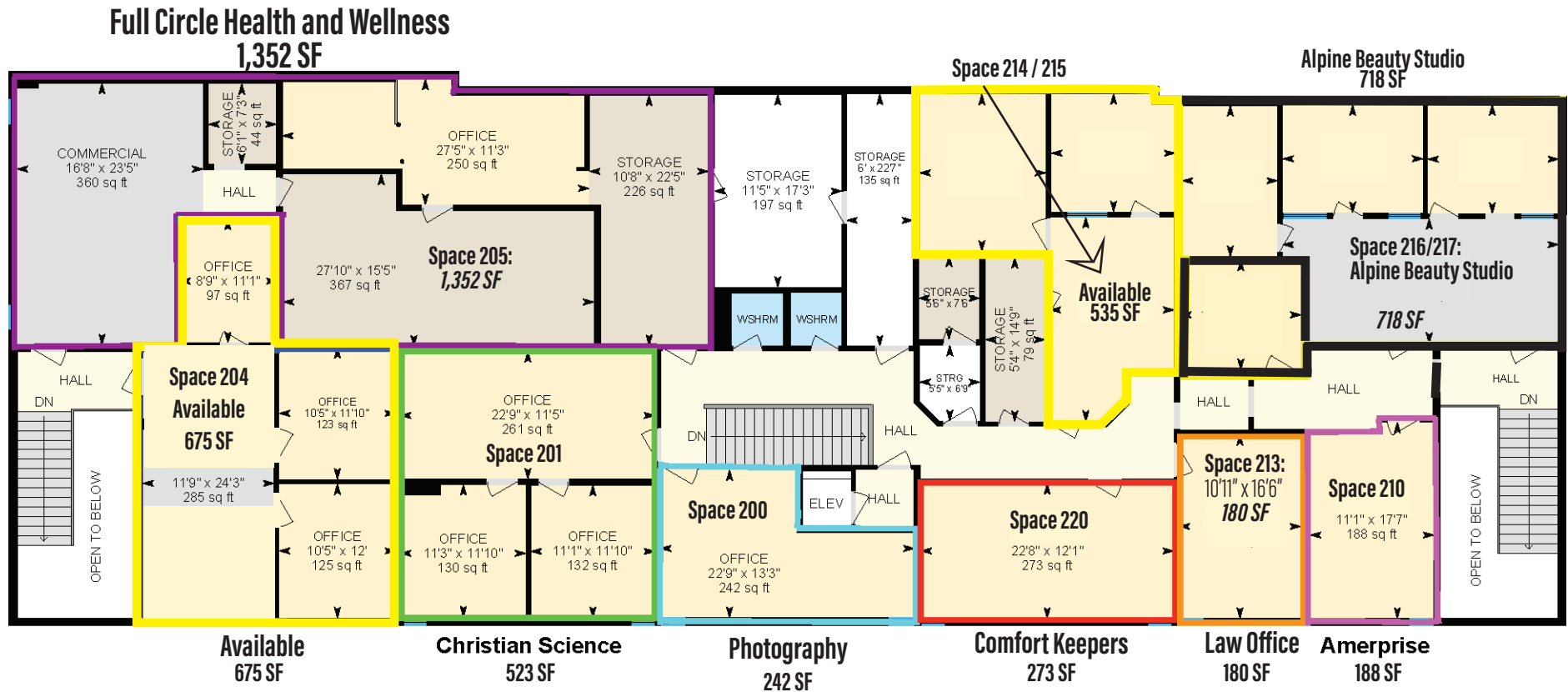
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Floor Plan - Upstairs

101 S Main St, Kalispell, MT 59901

2nd Floor Finished Area 6018.95.96 sq ft **Total 4,688 SF**
 UnFinished Area 406.05 sq ft



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Signage Layout



FIRST AND MAIN

PERMIT
PREPARED BY: EILISH HANLY

AUG 07, 2024

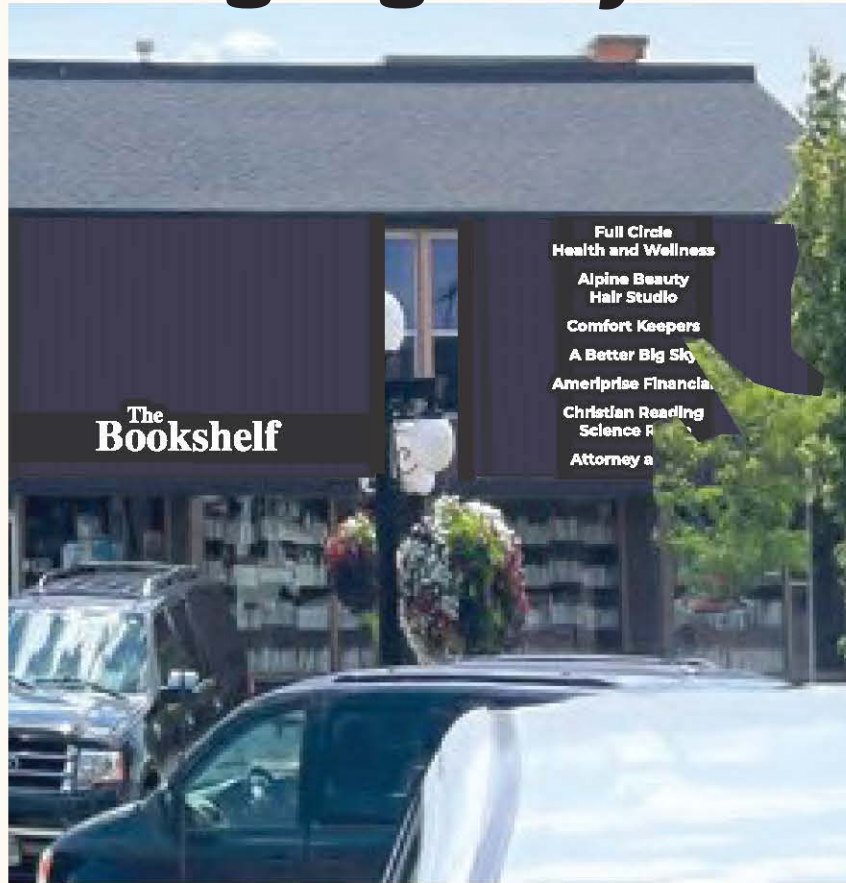
BUILDING FRONTAGE: 144FT
ALLOWED SQFT: 540

ALPINE BEAUTY: 40.49 SQFT
THE BOOKSHELF: 56.88 SQFT
PAINT, METAL, AND MUD: 53.25 SQFT
MONTANA SPA: 42 SQFT
MONTANA FLORIST: 23.04 SQFT
FULL CIRCLE HEALTH: 44.28 SQFT
COMFORT KEEPERS: 9.62 SQFT
A BETTER BIG SKY: 9.36 SQFT
AMERIPRISE FINANCIAL: 11.7 SQFT
CHRISTIAN READING SCIENCE ROOM: 16.38 SQFT
ATTORNEY AT LAW: 9.1 SQFT
FIRST AND MAIN: 15.12 SQFT

TOTAL SQFT USED: 331.22

- DISCLAIMER -

This file and its contents are owned by Western Neon Inc. Sharing and distribution are prohibited. All bids are valid for 90 days from the time of estimate. Bids assume adequate access to interior and exterior, temperatures above 15°F and primary electrical within 5' of sign location unless otherwise specified. All primary electrical outside of 5' from the sign to be run by others unless otherwise specified. Exterior painting will require surface temperature of 50°F. Permitting, engineering, and fees covered by the customer at cost plus staff time. Unforeseen ground conditions may result in changes to excavation fees. For shipments over 70 lb, 24 hours delivery notice must be provided to Western Neon, Inc.



DIRECTORY REQUIREMENTS

BLACK BACKGROUND WITH WHITE LETTERS
ALL TENANTS TO USE

SEVEN SPACES AVAILABLE

MAX HEIGHT 15"
MAX LENGTH 96"



9'
18.9 SQFT



6.3'
13.23 SQFT



7.4'
9.62 SQFT



7.2'
9.36 SQFT



9'
11.7 SQFT



7.8'
16.38 SQFT

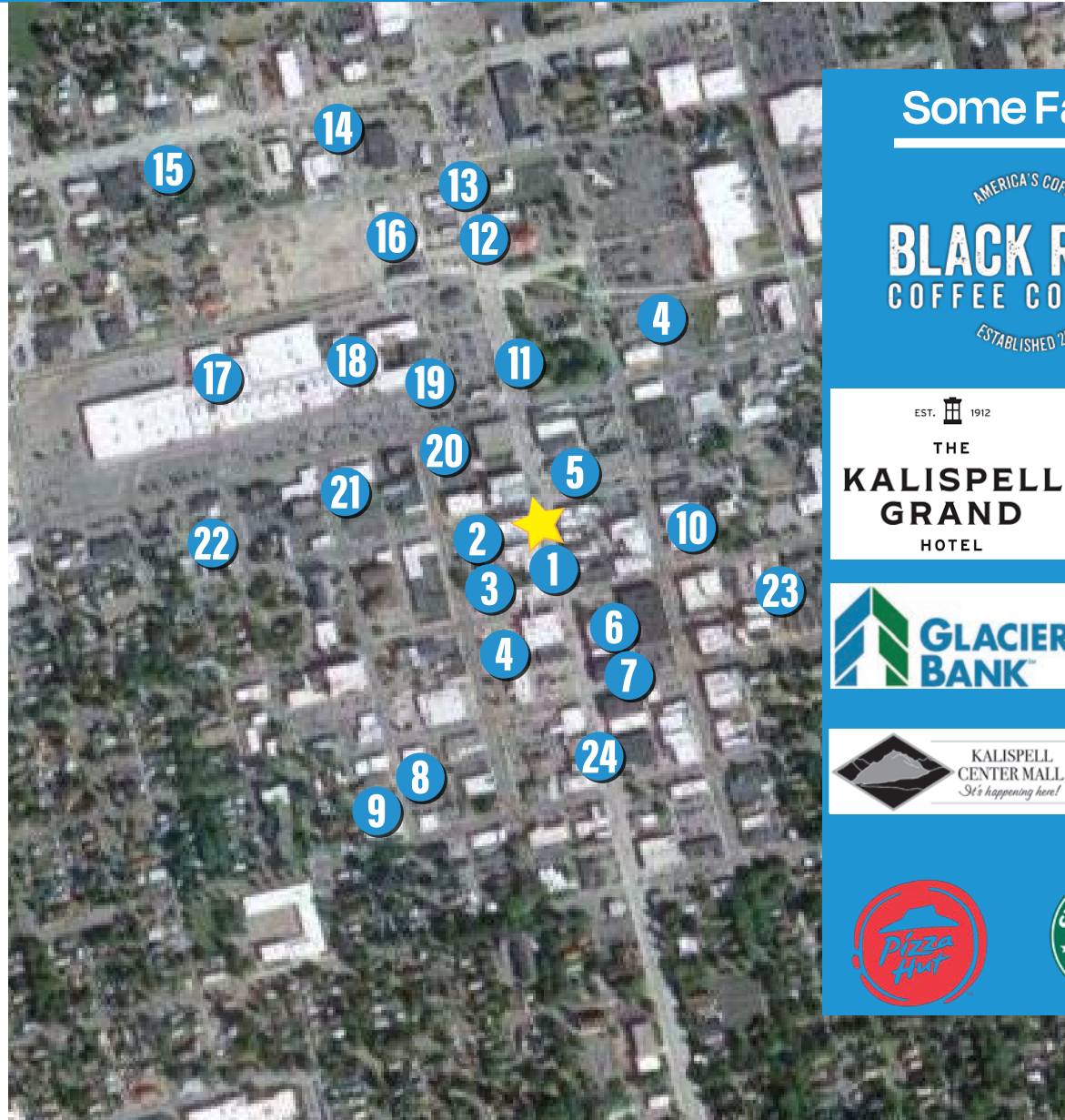


7'
9.1 SQFT

Aerial

101 S Main St, Kalispell, MT 59901

1. Montanta Coffee Traders
2. Kalispell Grand Hotel
3. ImaginationStation
4. Glacier Bank (2 in Area)
5. Bonelli's Bistro
6. Mercantile Steak
7. KM Bar
8. Sweat House Gym
9. Black Rifle Coffee Company
10. Northwest Montana History Museum
11. Depot Park
12. Pizza Hut
13. First Montana Bank
14. Walgreens
15. AutoZone
16. KFC
17. Kalispell Center Mall
18. Red Lion Hotel Kalispell
19. Starbucks
20. First Interstate Bank
21. Jackalope Axe Throwing Kalispell
22. The Desoto Grill
23. Wells Fargo Bank
24. The Toggery - Kalispell



Some Familiar Faces

AMERICA'S COFFEE
BLACK RIFLE
COFFEE COMPANY
ESTABLISHED 2014

**WELLS
FARGO**

EST. 1912

THE
**KALISPELL
GRAND**
HOTEL

**BONELLI'S
BISTRO**

SWEAT HOUSE
GYM

**GLACIER
BANK**

**Jumping
JACKALOPE**
AXE THROWING

KALISPELL
CENTER MALL
It's happening here!

**MONTANA
COFFEE TRADERS**
1981 40 YEARS 2021
THE ROASTERY



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SITE SOURCE