

FULLY LEASED



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101 S Main Street, Kalispell, MT 59901

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

**Scott Duhs**

(406) 414- 6022 | [Scott@DuhsCommercial.com](mailto:Scott@DuhsCommercial.com)

CA DRE# 01048874

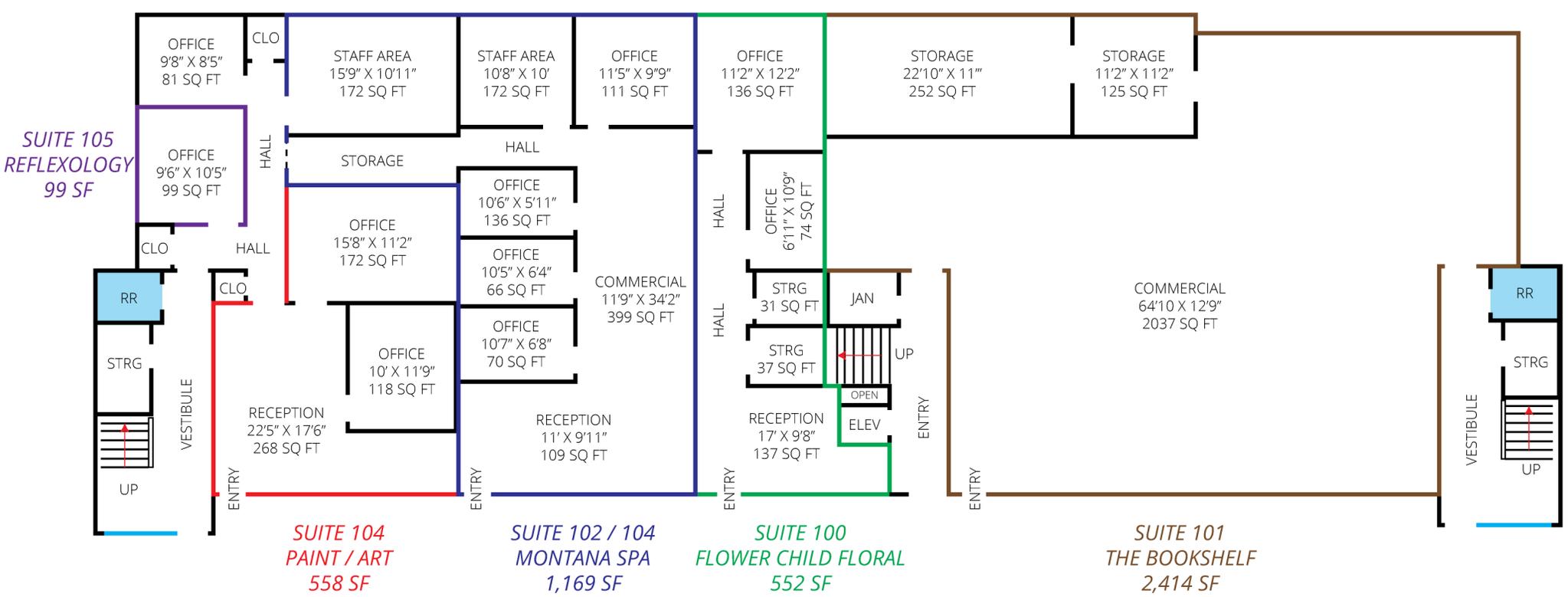
No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



# FLOOR PLAN - DOWNSTAIRS

1<sup>st</sup> Floor: Finished Area - 6229.96 SF

**Total 4,815 SF**



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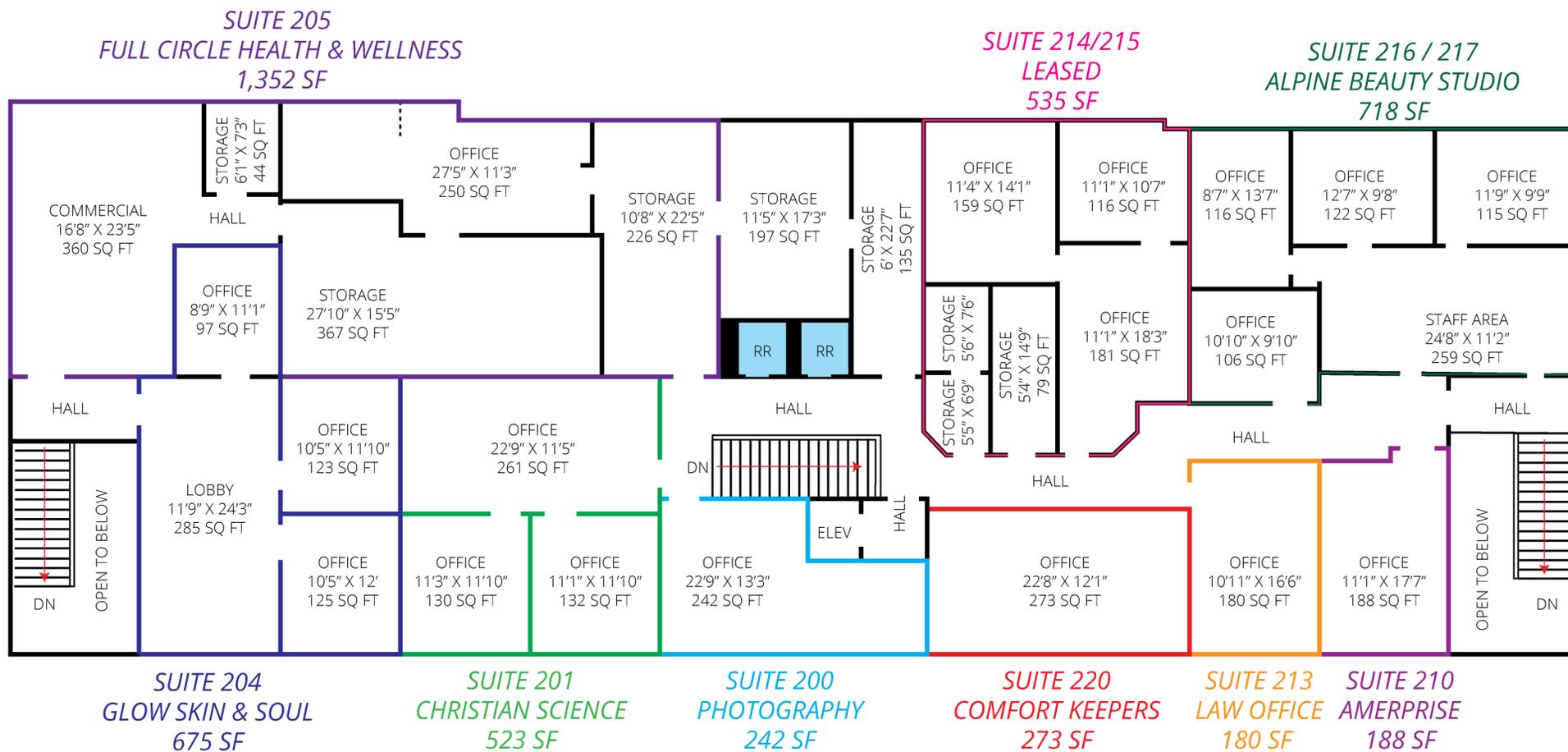
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# FLOOR PLAN - UPSTAIRS

2<sup>nd</sup> Floor: Finished Area - 6018.95 SF  
 Unfinished Area - 406.05 SF

**Total 4,815 SF**



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# SIGNAGE LAYOUT



## FIRST AND MAIN

PERMIT

PREPARED BY: EILISH HANLY

AUG 07, 2024

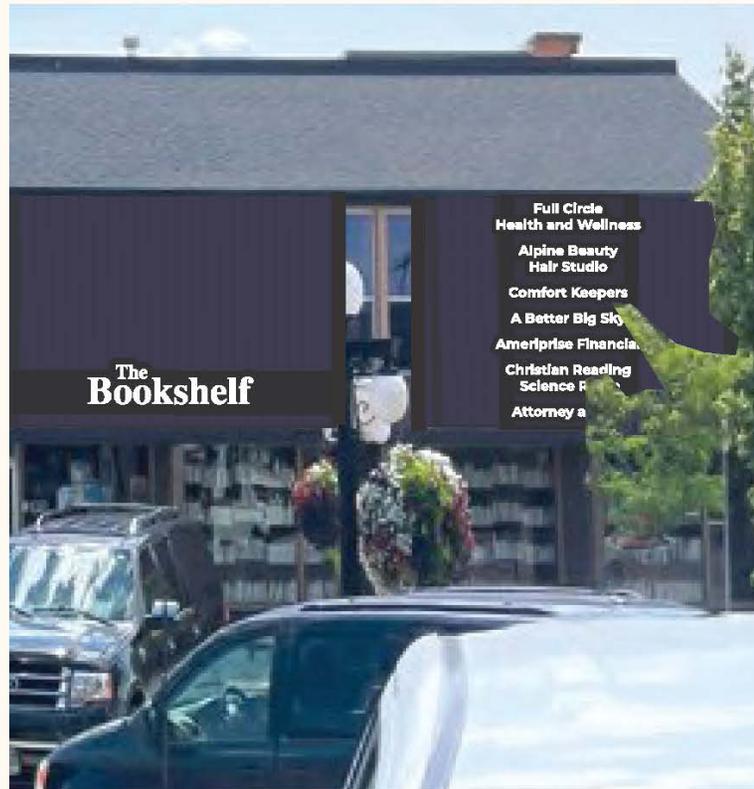
BUILDING FRONTAGE: 144FT  
ALLOWED SQFT: 540

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  
AMERIPRIZE FINANCIAL: 11.7 SQFT  
CHRISTIAN SCIENCE: 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

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



## Some Familiar Faces



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