

— 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

(858) 245-7217 | Scott@DuhsCommercial.com

— INTERIOR PHOTOS

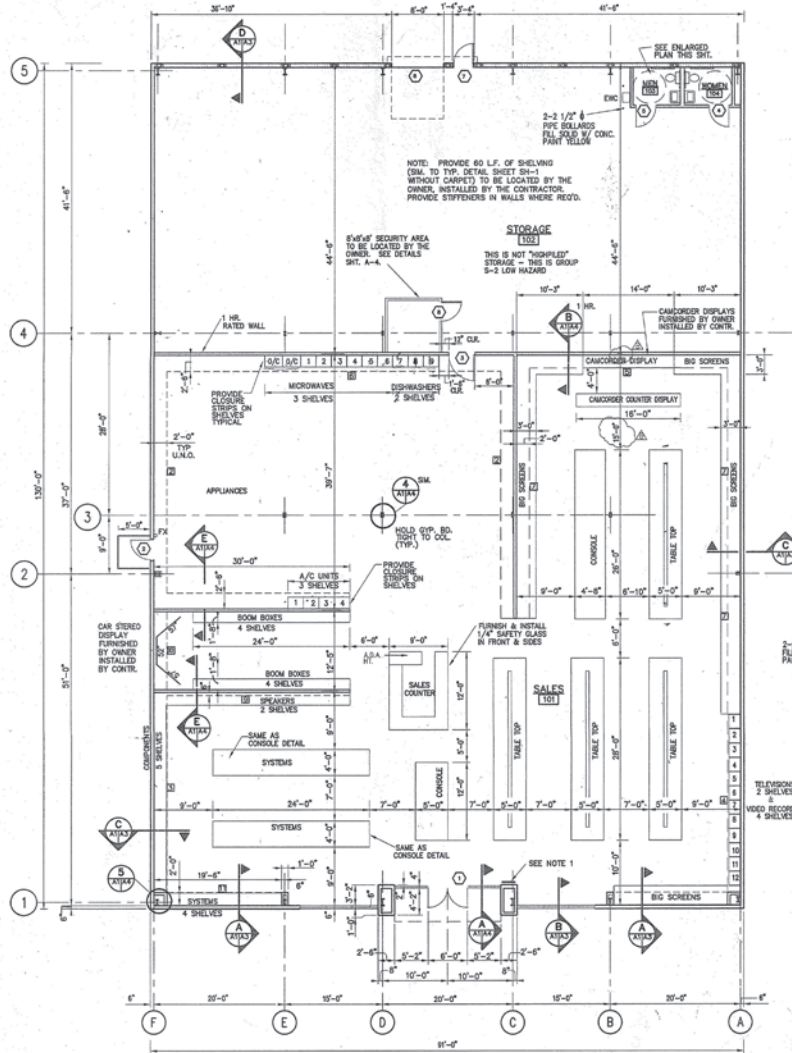
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FLOOR PLAN

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INTERIOR FINISH SCHEDULE														
MARK	AREA	FLOOR	BASE	WALL	CEILING	REMARKS								
	NAME	MATL.	FINISH	CLR.	MATL.	FINISH	CLR.	MATL.	FINISH	HEIGHT	CLR.			
101	SALES	OPT.	MFR.	RUB.	MFR.	BLK	---	GYP. BD.	PANT **	---	ACoust.	MFR.	11'-0"	---
102	STORAGE	CONC.	SEAL.	---	RUB.	MFR.	BLK	GYP. BD.	---	---	---	---	---	---
103	MEN	CONC.	SEAL.	---	TILE	MFR.	---	FRP/GYP. BD.	MFR./PANTH	---	GYP. BD.	PANT	8'-0"	---
104	WOMEN	CONC.	SEAL.	---	TILE	MFR.	---	FRP/GYP. BD.	MFR./PANTH	---	GYP. BD.	PANT	8'-0"	---

* CARPET IS FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
 ** PAINT COLOR FOR ALL WALLS IS SHERWIN WILLIAMS SW9003 - FIRST STAR
 PAINT COLOR FOR TRIM "A" IS SHERWIN WILLIAMS SW9007 - BLACK TRIM
 PAINT COLOR FOR TRIM "B" IS SHERWIN WILLIAMS SW9020 - THEATER RED
 *** CEILING HEIGHT ABOVE CONCRETE SLAB.

LEGEND OF ABBREVIATIONS

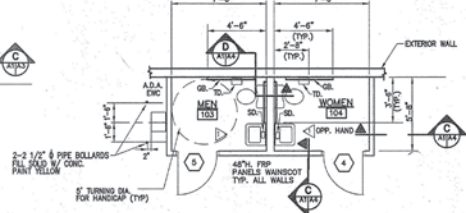
- OPT. = CARPET
- RUB. = RUBBER
- GYP. BD. = GYPSUM WALL BOARD
- ACoust. = ACOUSTICAL LAY IN PANELS
- CONC. = CONCRETE
- VCT = VINYL COMPOSITION TILE
- MFR. = PRODUCT/MATERIAL AS FINISHED BY THE MANUFACTURER - NO ADDITIONAL FINISH WORK REQUIRED
- SEAL. = CONCRETE SEALER
- FRP = FIBERGLASS REINFORCED PANEL

MATERIALS

- FLOORS: CARPET
- WALLS: VINYL COMPOSITION TILE
- BASE: RUBBER - 4" HIGH COMED
- WALLS: GYPSUM WALLBOARD PAINTED, TAPED & FINISHED
- CEILING: SUSPENDED ACOUSTICAL LAY IN PANELS - ARMSTRONG MINERALOID CORTEGA. GYPSUM BOARD - TAPED & FINISHED.

FINISHES

- FLOORS: CONCRETE SEALER - LAM CONSTRUCTION CHEMICALS - DRESS AND SEAL, GYPSUM-WALL & CEILING - SEALCO-100, MASTER BUILDERS - MASTER SEAL, SOME SON - RUBER-10-SEAL BOND.
- BASE: RUBBER - MATTE FINISH BY MANUFACTURER.
- WALLS: PAINT
- CEILING: AS PER MANUFACTURER.



ENLARGED PLAN
SCALE: 1/4"=1'-0"

NOTE: ALL PLUMBING FIXTURES TO COMPLY WITH A.D.A. REQUIREMENTS.

INTERIOR ELEVATIONS
SCALE: 1/4"=1'-0"

NOTE: INSULATE EXPOSED HOT WATER AND DRAIN PIPES CONFIGURED TO PROTECT AGAINST CONTACT.

TOILET LEGEND

- GR. = GRAB BAR
- TD. = TOILET TISSUE DISPENSER
- ENC. = ELECTRIC WATER COOLER
- SD. = SOAP DISPENSER

TOILET ACCESSORIES LEGEND

- (BASED ON BOBRICK WASHROOM EQUIPMENT OR EQUAL)
- GR. = 5/8" GRAB BAR - 1 1/2" DIA. SERIES 80206 48" x 30" CONCEALED MOUNTING
 - TD. = 5/8" TOILET TISSUE DISPENSER SINGLE ROLL SERIES 8-6857
 - SD. = 5/8" PUMP VALVE SOAP DISPENSER POLYETHYLENE SERIES 8-155
 - ENC. = 5/8" ANGLE FRAME MIRROR 1/8" PROF. MOUNTING SERIES 8250
 - P.T. DISP. = 5/8" TOWEL DISPENSER (ONE PER TOILET) SURFACE MTD. CABINET TYPE SERIES 8-262
 - ENC. = ELECTRIC WATER COOLER

FLOOR PLAN
SCALE: 1/8"=1'-0"

1997 UNIFORM BUILDING CODE
OCCUPANCY - GROUP M - RETAIL STORE
CONSTRUCTION TYPE - TYPE I-A
UNPROTECTED
NOT SPRINKLERED

GROSS AREA: 11,830 SQ. FT.
SALES: 7,700 SQ. FT. = 65%
WAREHOUSE: 4,050 SQ. FT. = 34%

WALL LEGEND

[Symbol]	METAL STUDS & GYPSUM WALL BOARD PARTITION
[Symbol]	1 HOUR FIRE RATED-METAL STUD & GYPSUM WALL BOARD PARTITION

Rev.	Date	By	Description
1	9/27/2006	RS	REVISED DIMENSIONS
2	9/27/2006	RS	ORDER FOR SOB & PENTM
3	1/25/2009	RS	D & B A W

REX TV & APPLIANCES	
KALISPELL, MT.	
FLOOR PLAN	

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— EXTERIOR PHOTO

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AERIAL

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