

INDUSTRIAL PROPERTY FOR SALE

105 Rocky Cliff Lane

105 Rocky Cliff Lane, Kalispell, MT 59901



James Williamson

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Table of Contents

Table Of Contents

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
COMPLETE HIGHLIGHTS	6
ADDITIONAL PHOTOS	7
ADDITIONAL PHOTOS	8
LOCATION INFORMATION	9
LOCATION MAP	10
AERIAL MAP	11
DEMOGRAPHICS MAP & REPORT	12
ADVISOR BIO 1	13

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Sage Advisors in compliance with all applicable fair housing and equal opportunity laws.

SECTION 1

Property Information

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Property Summary



Property Description

17,800 SF Industrial Warehouse | Prime Kalispell Location

Discover a versatile 17,800 square foot industrial building ideally situated near a major highway in Kalispell, MT. Currently operating as a countertop and cabinetry showroom and distribution facility, this property offers a flexible layout with spacious warehouse space, professional offices, and a product showroom—perfect for a variety of industrial, manufacturing, or distribution uses.

Position your business in a high-traffic, high-growth area with this well-maintained, multi-use facility. Whether you're looking to expand or relocate, this property offers the infrastructure and location to support your success.

Property Highlights

- 17,800 SF total building size
- Functional warehouse with high ceilings
- Modern showroom for product display
- Multiple offices and administrative space
- Easy access to major highway routes
- Ample on-site parking

Offering Summary

Sale Price:	\$3,600,000
Lot Size:	0.82 Acres
Building Size:	17,800 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	39	70	182
Total Population	100	180	475
Average HH Income	\$94,804	\$99,474	\$104,104

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Location Description

Coming from downtown Kalispell, take US Hwy 93 South for about 4 miles, turn right onto Rocky Cliff Dr right before Bullwinkle's Espresso, property will be on the right just before White Basin Rd.

Complete Highlights



Property Highlights

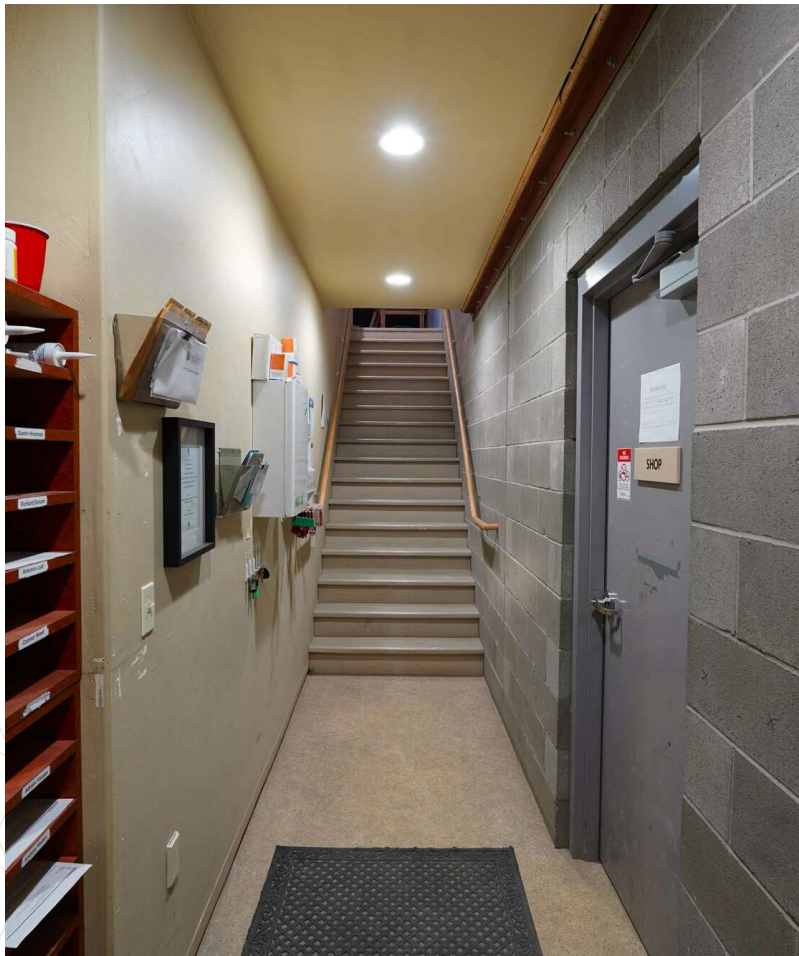
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Additional Photos



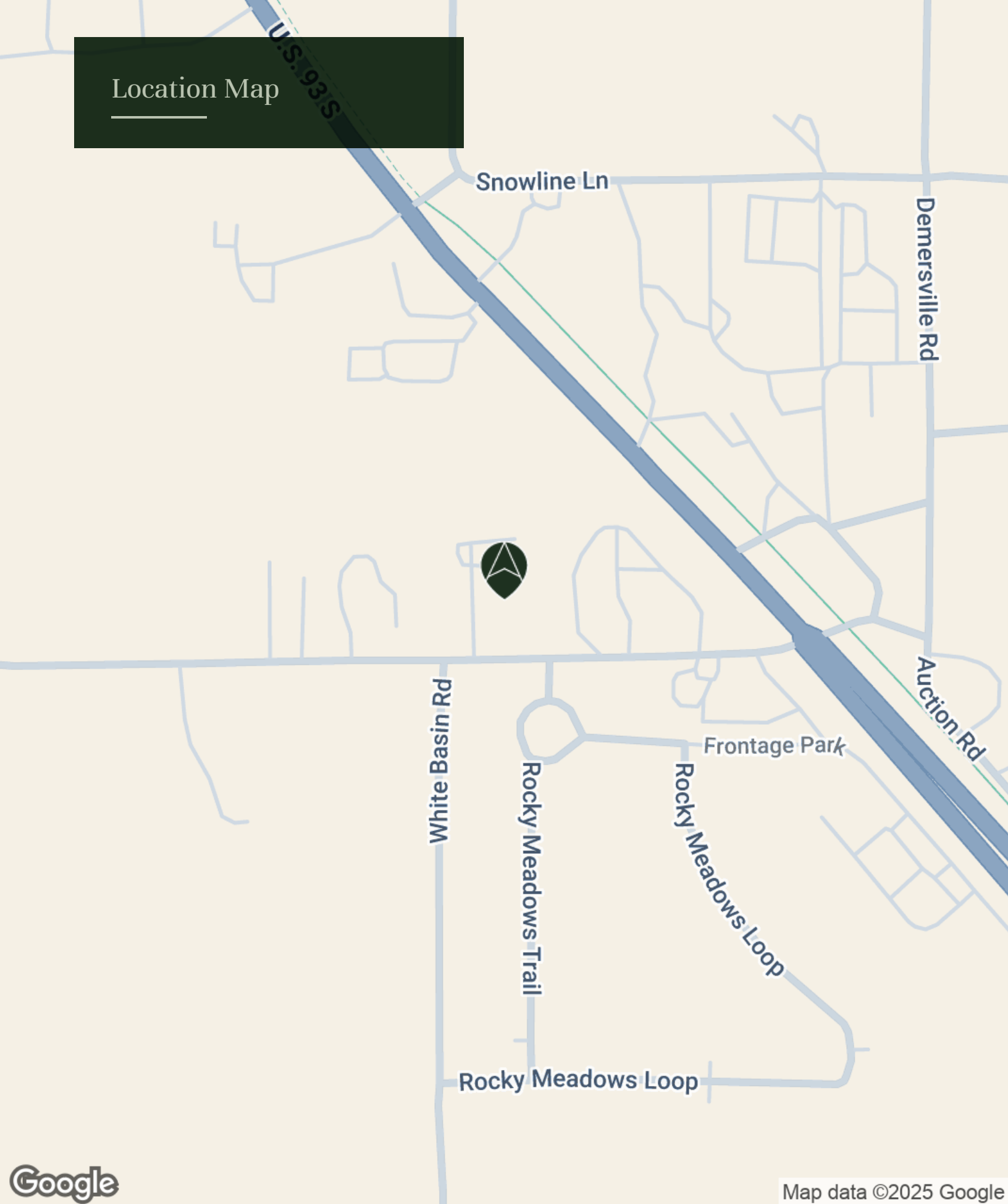
Additional Photos



SECTION 2

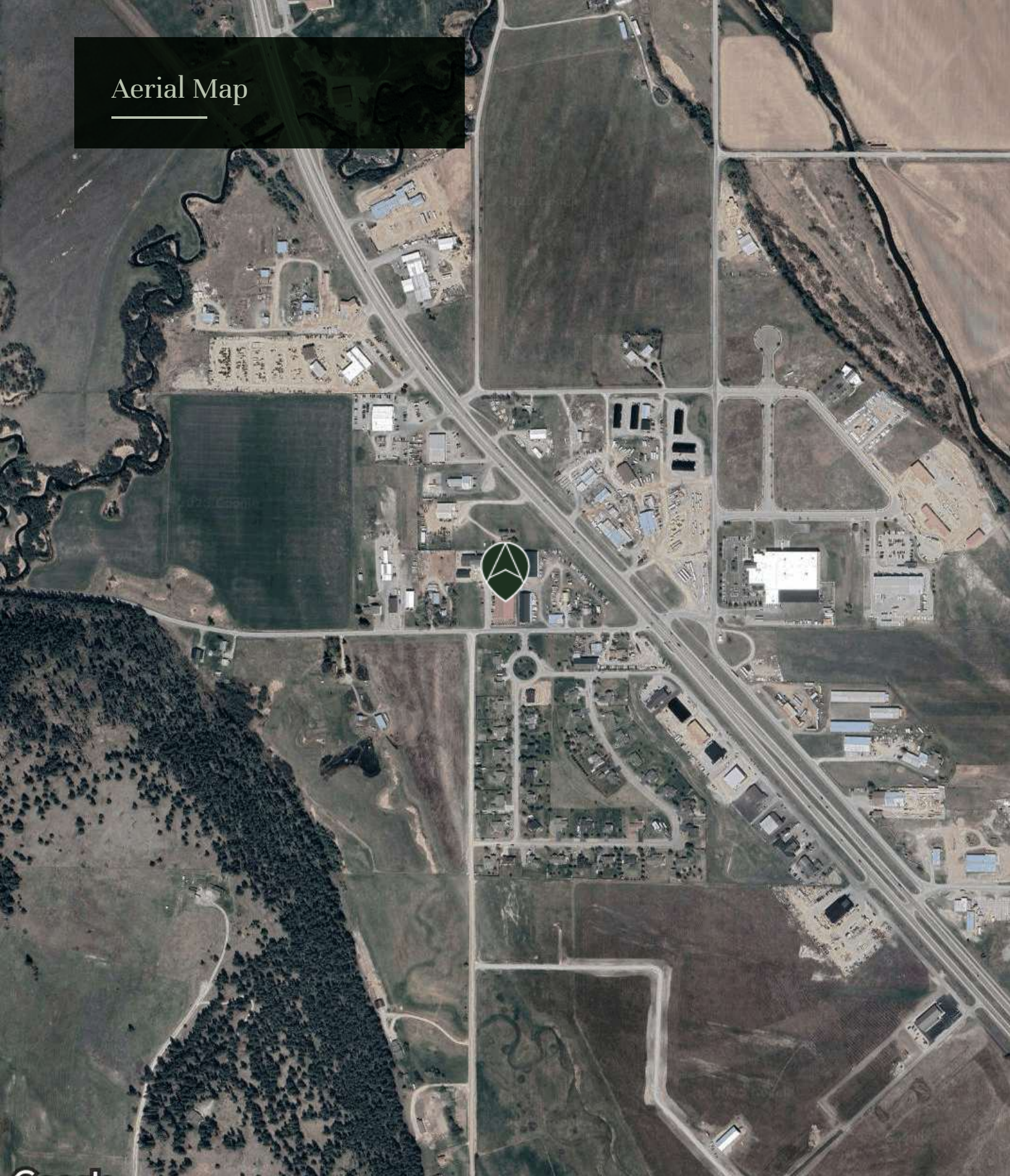
Location Information

Location Map



Map data ©2025 Google

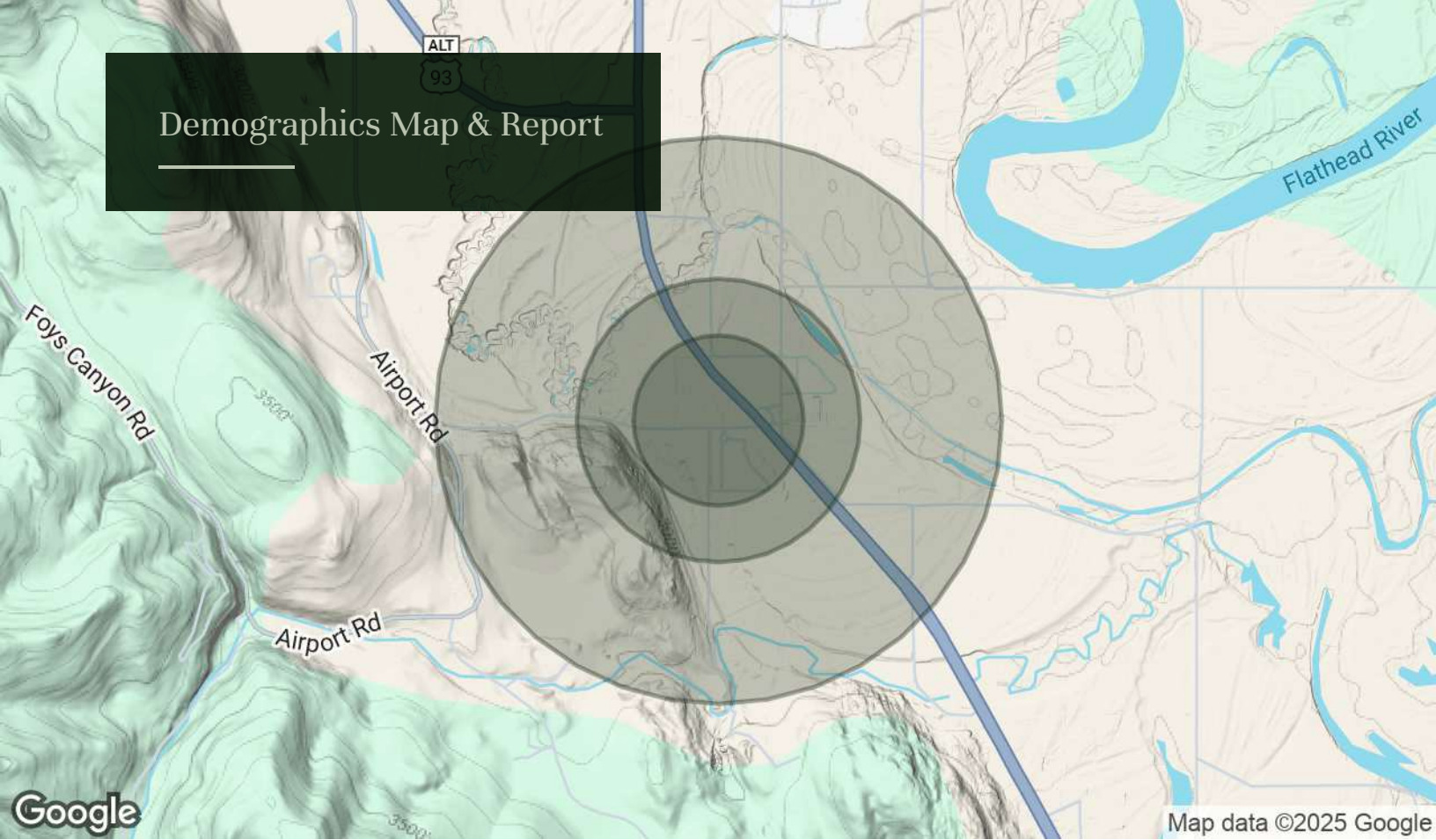
Aerial Map



Google

Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	100	180	475
Average Age	42	42	41
Average Age (Male)	42	41	41
Average Age (Female)	43	42	42

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	39	70	182
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$94,804	\$99,474	\$104,104
Average House Value	\$723,533	\$714,558	\$684,539

Demographics data derived from AlphaMap

Advisor Bio



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