

63 Village Loop, Kalispell, MT 59901

MLS#: **30033540**
Status: **Active**Prop Type: **Commercial Lease**
Sub Type: **Part of Building**Price: **\$24.00**
DOM/CDOM: **28/28**Yr Built: **2025**Geocode: **07407832360030000**Lot Size: **0.436 ac/Plans
18,992 sqft**County: **Flathead**

Existing Lease Type:

Leasable SqFt: **4,034**Tot Bldg SqFt: **4,201****Public Remarks**

Brand NEW! This state of the art building, set to be finished in fall of 2025, is 4,034 square feet of open space ready to bring your business to life. Located in the growing Commercial Village Loop Plaza. The lot is situated in the back of the development over looking the Village Greens Golf Course all the way to Glacier National Park. Asking \$24 a square foot for this Prime class A Building zoned B. Contact Tucker Tonjum at (406) 260-3273 or your real estate professional.

Interior FeaturesFireplace: **No**Basement: **No****Exterior Features**

Exterior Feat: **Awning(s), Balcony, Rain Gutters**
 Lot Features: **Bluff, Corners Marked, Front Yard, Landscaped, Level, See Remarks , Split Possible, Views**
 Parking: **12/Additional Parking, On Street, Shared Driveway**

Garage: **No Garage**
 Construction: **Block, Cement Siding, Metal Frame, Metal Siding, Wood Frame**

Carport: **No**

Roof: **Built-Up, Composition, Metal**
 Fencing:

Foundation: **Golf Course, Meadow(s), Mountain(s), National Park, Trees/Woods, Valley Level**
 View:
 Topography:

Water Body:
 Frontage: **Other**

Systems & Utilities

Cooling: **AC Central Air**
 Other Equip:

Sewer: **Public Sewer**
 Utilities: **Cable Available, Electricity Available, Internet Available, Phone Available, Underground Utilities**

Legal/Taxes

Assessor #: **0000502785**
 Zoning: **Office/R-2, B**
 Legal Desc: **VILLAGE HEIGHTS, S32, T29 N, R21 W, Lot 1B**
 Lease Term Remarks: **lease shall be triple Net.**

School Dist:

Agent/Broker Info

List Office: **Coldwell Banker Landstar Properties**
 Office Phone: **406-309-6636**
 Office Fax:
 Address: **27 Meridian Crt Ste 117, Kalispell, MT 59901**

List Agent: **Tucker Tonjum**
 Contact #: **406-260-3273**
tucker.tonjum@coldwellbanker.com
 LA License #: **RRE-RBS-LIC-87926**

Showing

Lock Box Desc: Lock Box Loc:
 Showing Requirements: **Call/No Answer - GO, Vacant**
 Showing Contact Type: Showing Name: **Tucker Tonjum**
 Directions: **63 Village Loop Dr, Kalispell, MT 59901**

Sign On Property: **Yes**
 Showing Phone: **4062603273**

Listing/Contract Info

Owner Name: **Volga rentals LLC**

Owner Phone:

Land Lease Y/N:

Sellers Pref Title Co:

Agent Owned: **No**

Buyer Financing:

Listing Service: **Full Service**

Buy Fin Owner Fin % Down:

Listing Agreement: **Exclusive Agency**

Buy Fin Owner Fin Tot Pymt:

Orig List Price: **\$24**

Listing Terms: **Cash, Lease Option,
Lease Purchase, Other**

Possession: **Other (Possession)**

Listing Contract Date: **08/29/2024**

Expiration Date:

Under Contract Date:

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.

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