



**SterlingCRE**  
ADVISORS

## Versatile Retail Building in Columbia Falls

1015 9<sup>th</sup> St West  
Columbia Falls, Montana  
±0.39 acres | Retail

Exclusively listed by:  
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# Opportunity Overview

SterlingCRE Advisors proudly presents this well-maintained, highly visible freestanding commercial building at 1015 9<sup>th</sup> St West in Columbia Falls, Montana. Formerly operated as a credit union, this site perfectly suits office, financial, or professional services. The structure is designed to support customer-facing operations with high accessibility, ample parking, and built-in drive-thru functionality.

The building's design blends traditional elements with contemporary utility. Its stone-trimmed façade and defined geometric architecture add visual impact and brand presence. The interior includes a large welcoming reception area, four (4) private offices, a kitchenette, and additional office space on the lower level.

The site has permissive commercial zoning (CB-2 zoning), access to all utilities, and a flat, graded site with ideal soils for construction.

Contact us today to schedule a private tour or request full marketing materials. This is a rare opportunity to acquire a turnkey commercial property in one of Flathead County's most dynamic submarkets.

## Interactive Links

 [Link to Listing](#)

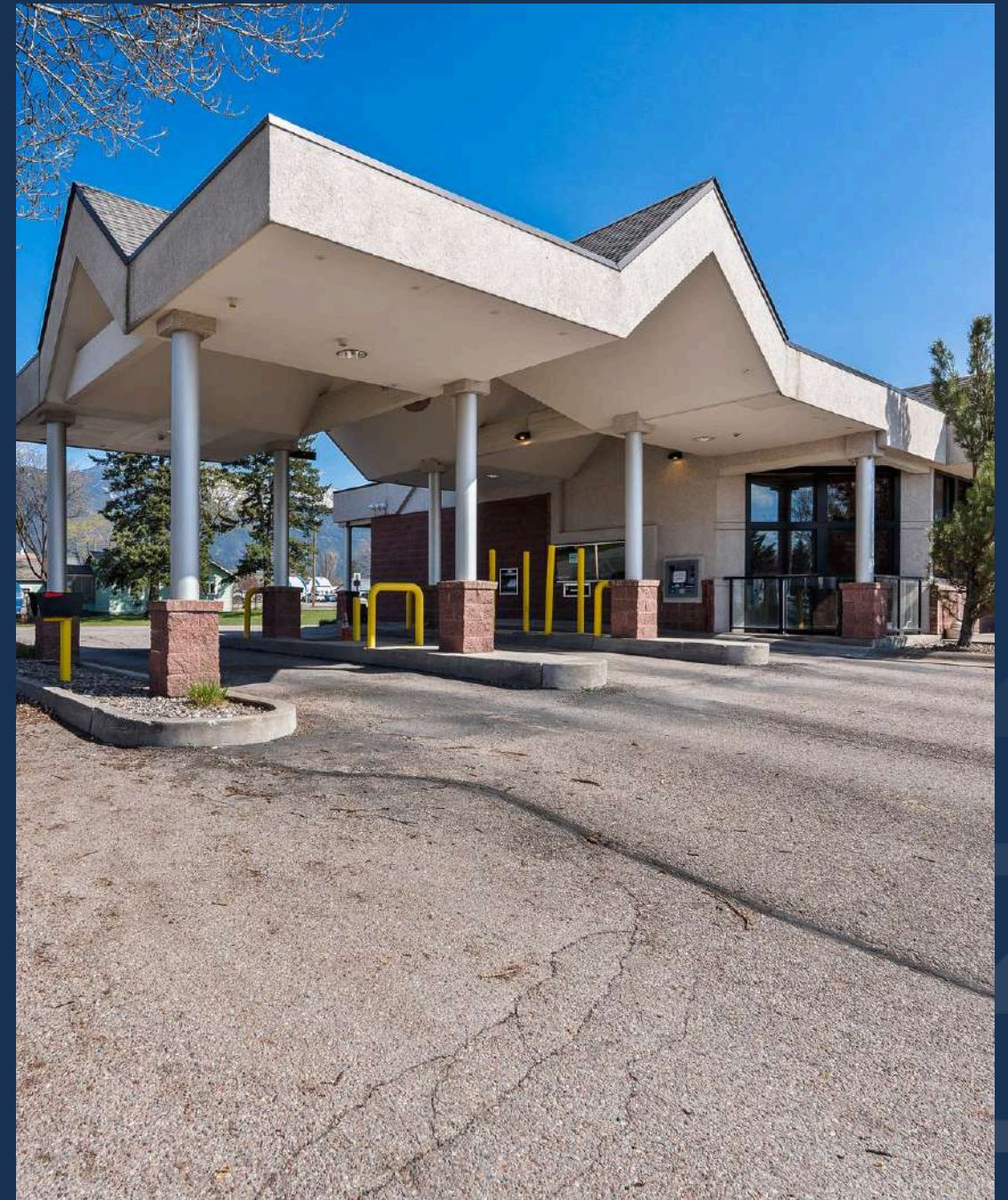
 [Street View](#)

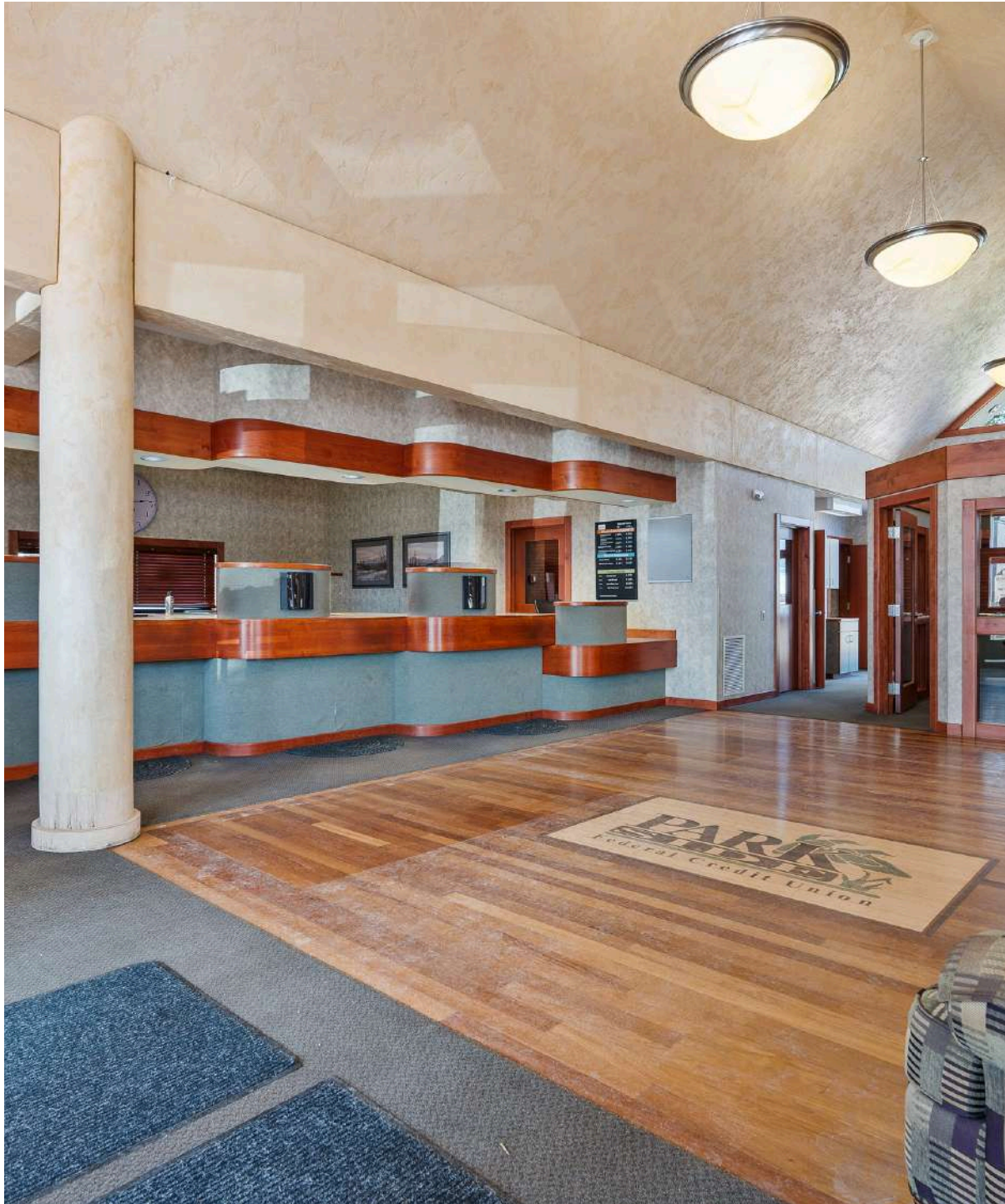
<b>Address</b>	1015 9 <sup>th</sup> Street W Columbia Falls, MT
<b>Purchase Price</b>	\$1,550,000 (\$263.20/SF)
<b>Lease Rate</b>	\$18.00/SF, NNN
<b>Estimated NNN</b>	\$7.50/SF
<b>Property Type</b>	Retail/Office
<b>Total Acreage</b>	Acreage: ±0.39 (±16,988 SF)
<b>Building Size</b>	±5,889 SF
<b>Building Amenities</b>	<ul style="list-style-type: none"><li>• Three (3) lane drive-thru</li><li>• ADA accessibility</li><li>• Air Condition</li><li>• Vault</li><li>• Reception</li><li>• Kitchenette</li><li>• Four (4) private offices</li><li>• Bullpen area in lower level</li></ul>

# 1015 9<sup>th</sup> Street West

\$18/SF, NNN

<b>Building SF</b>	±5,889 SF
<b>Geocode</b>	07-4186-08-3-12-05-0000
<b>Year Built/Renovated</b>	2001
<b>Zoning</b>	CB-2
<b>Access</b>	9th St West and 10 <sup>th</sup> Ave West
<b>Services</b>	City Water and Sewer
<b>Taxes</b>	\$10,177.28 (2024)
<b>Parking</b>	Thirteen (13) Surface Parking Spaces
<b>Traffic Count</b>	±28,785 VPD (2023 AADT) US Highway 2   9 <sup>th</sup> Street West





**Strategic corner lot location with two access points**



**Strong Curb appeal with stone facade, geometric rooflines, and manicured landscaping**



**Excellent signage opportunity along one of the region's main arteries - US Highway 2**



**Daily Traffic count of ±28,785 (2023 AADT)**



**Three (3) lane drive-thru**

# LOCATION



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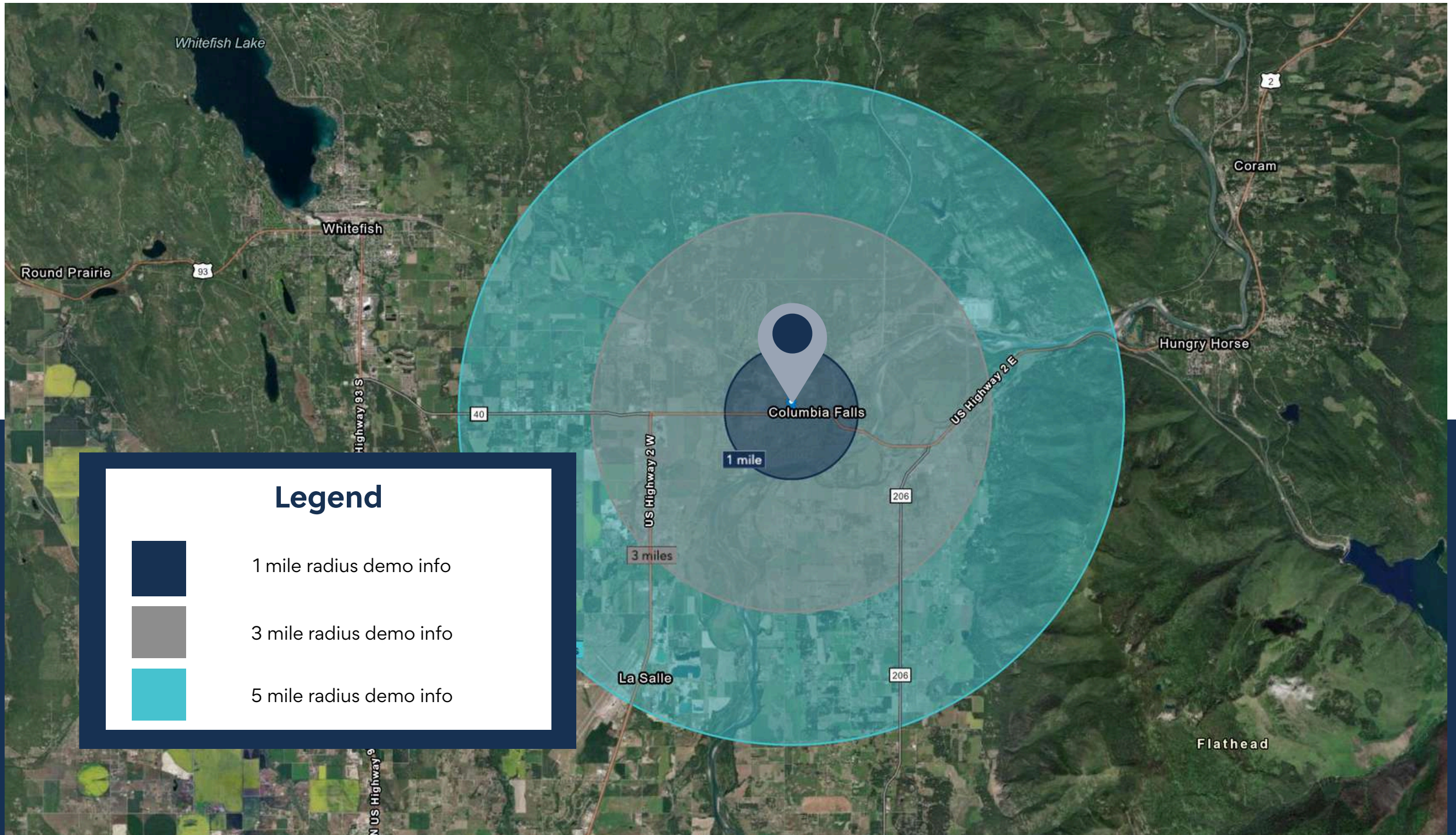
# Untitled Map

Write a description for your map.





Retailer Map



### Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

## KEY FACTS

1 mile

5,359

Population

40.5

Median Age

2.3

Average Household Size

\$58,198

Median Household Income

1,407

2023 Owner Occupied Housing Units (Esri)

847

2023 Renter Occupied Housing Units (Esri)

## BUSINESS

1 mile



252

Total Businesses



2,418

Total Employees

## HOUSING STATS

1 mile



\$413,053

Median Home Value



\$10,176

Average Spent on Mortgage & Basics



\$725

Median Contract Rent

### 2024 Households by income (Esri)

1 mile

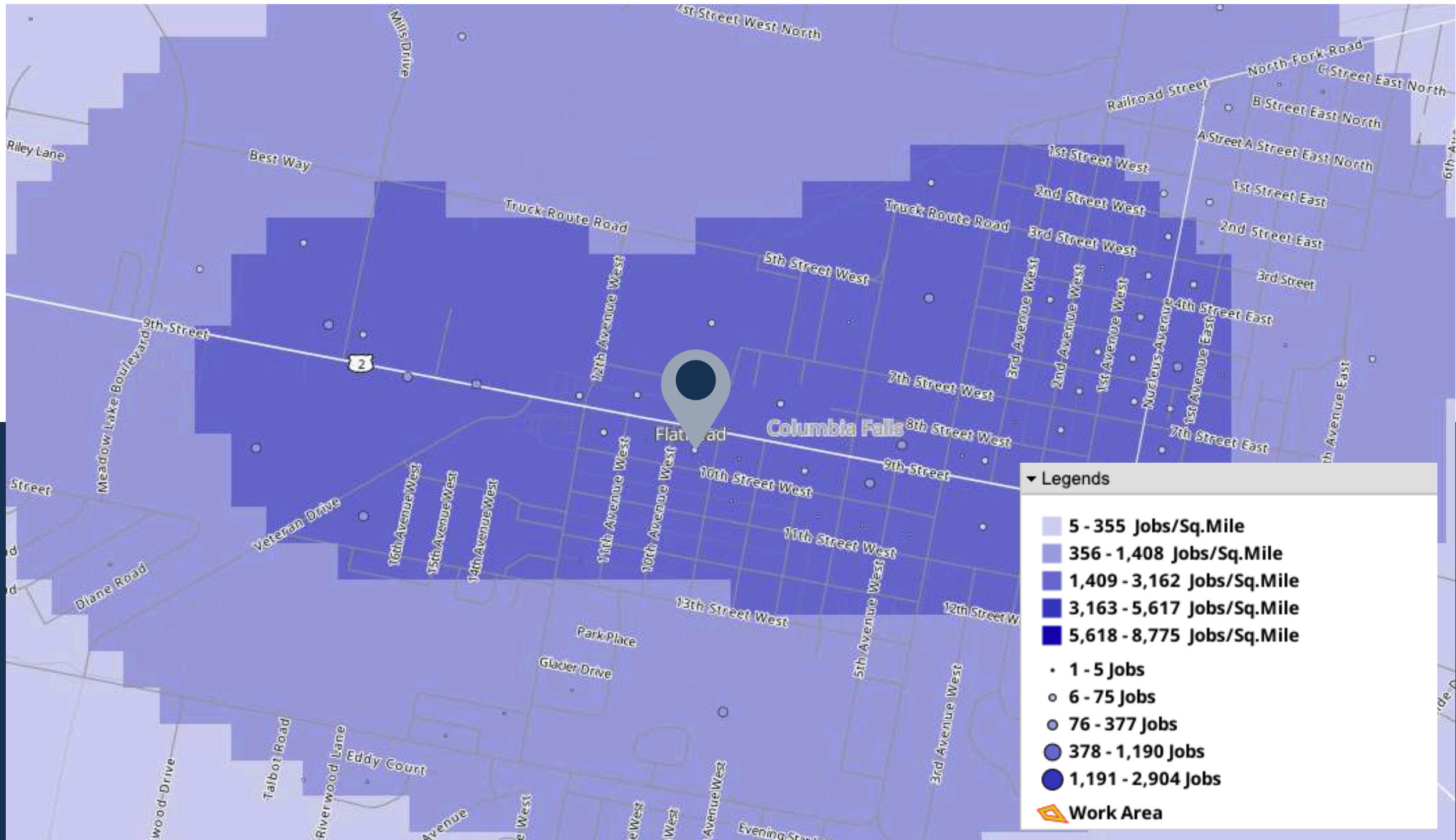
The largest group: \$50,000 - \$74,999 (16.4%)

The smallest group: \$25,000 - \$34,999 (5.1%)

Indicator ▲	Value	Diff		
<\$15,000	15.5%	+3.8%		
\$15,000 - \$24,999	12.7%	+2.9%		
\$25,000 - \$34,999	5.1%	-1.5%		
\$35,000 - \$49,999	10.0%	+1.2%		
\$50,000 - \$74,999	16.4%	-0.3%		
\$75,000 - \$99,999	12.7%	0		
\$100,000 - \$149,999	15.7%	-1.3%		
\$150,000 - \$199,999	5.3%	-2.9%		
\$200,000+	6.6%	-2.1%		

Bars show deviation from Flathead County

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	5,359	11,830	15,455	2022 Per Capita Income	\$33,462	\$37,178	\$38,822
2022 Household Population	5,258	11,658	15,245	2022 Median Household Income	\$58,198	\$66,145	\$68,634
2022 Family Population	3,920	8,967	11,970	2022 Average Household Income	\$81,721	\$92,772	\$97,432
2027 Total Population	5,563	12,399	16,287	2027 Per Capita Income	\$38,375	\$43,003	\$45,020
2027 Household Population	5,462	12,227	16,077	2027 Median Household Income	\$66,017	\$76,545	\$78,751
2027 Family Population	4,053	9,368	12,582	2027 Average Household Income	\$94,230	\$108,025	\$113,887



Area Employment Heat Map

A scenic view of a town with a hot air balloon in the sky and mountains in the background. The hot air balloon is yellow and red, floating in the clear blue sky. The town below is surrounded by lush green trees, and the mountains in the distance are covered in dense forest. The overall atmosphere is bright and clear.

# PROPERTY DETAILS



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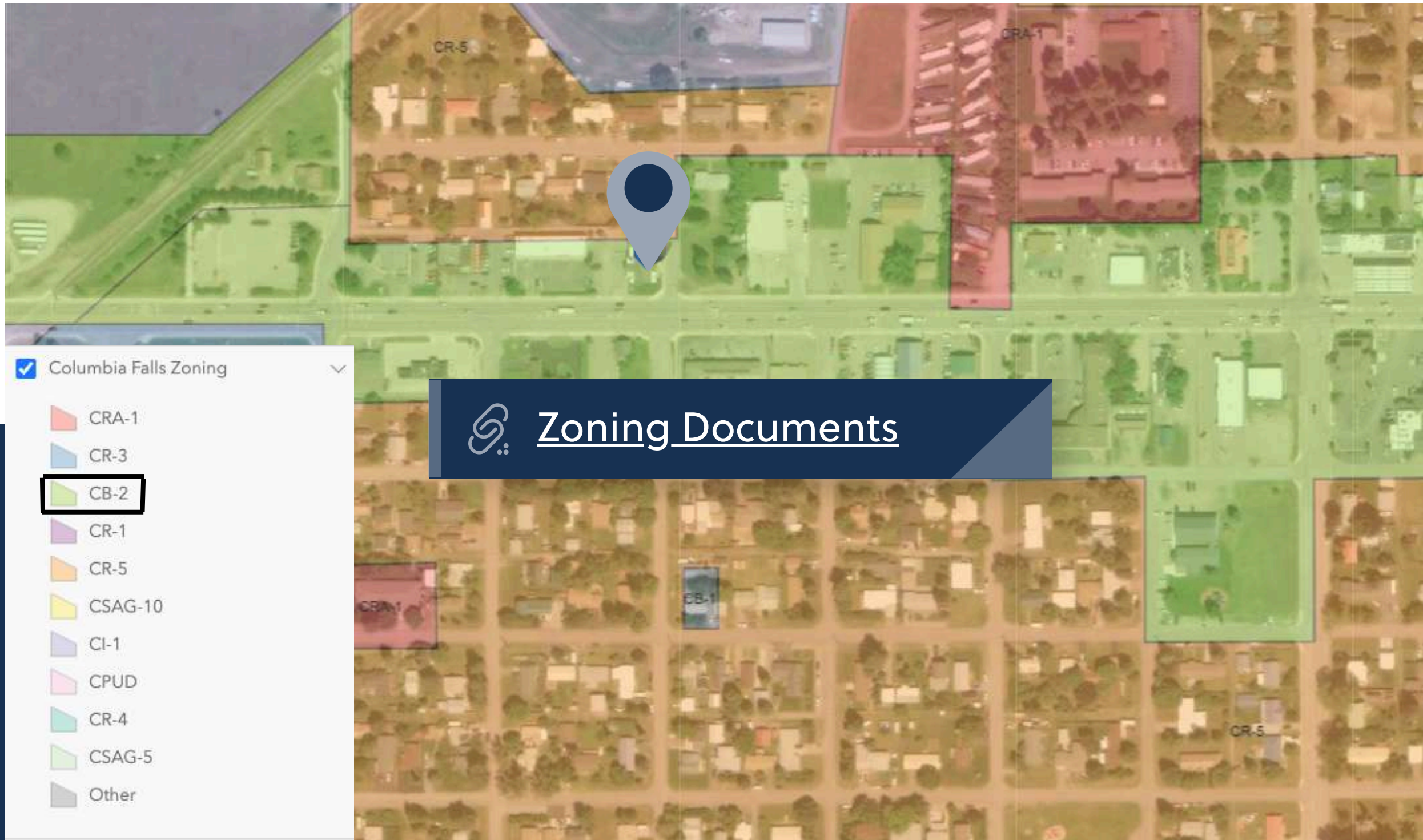












## Zoning Documents

# MARKET OVERVIEW



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# Flathead Valley Air Service

Glacier International Airport offers **direct flights** to fifteen major cities on the west coast and midwest.

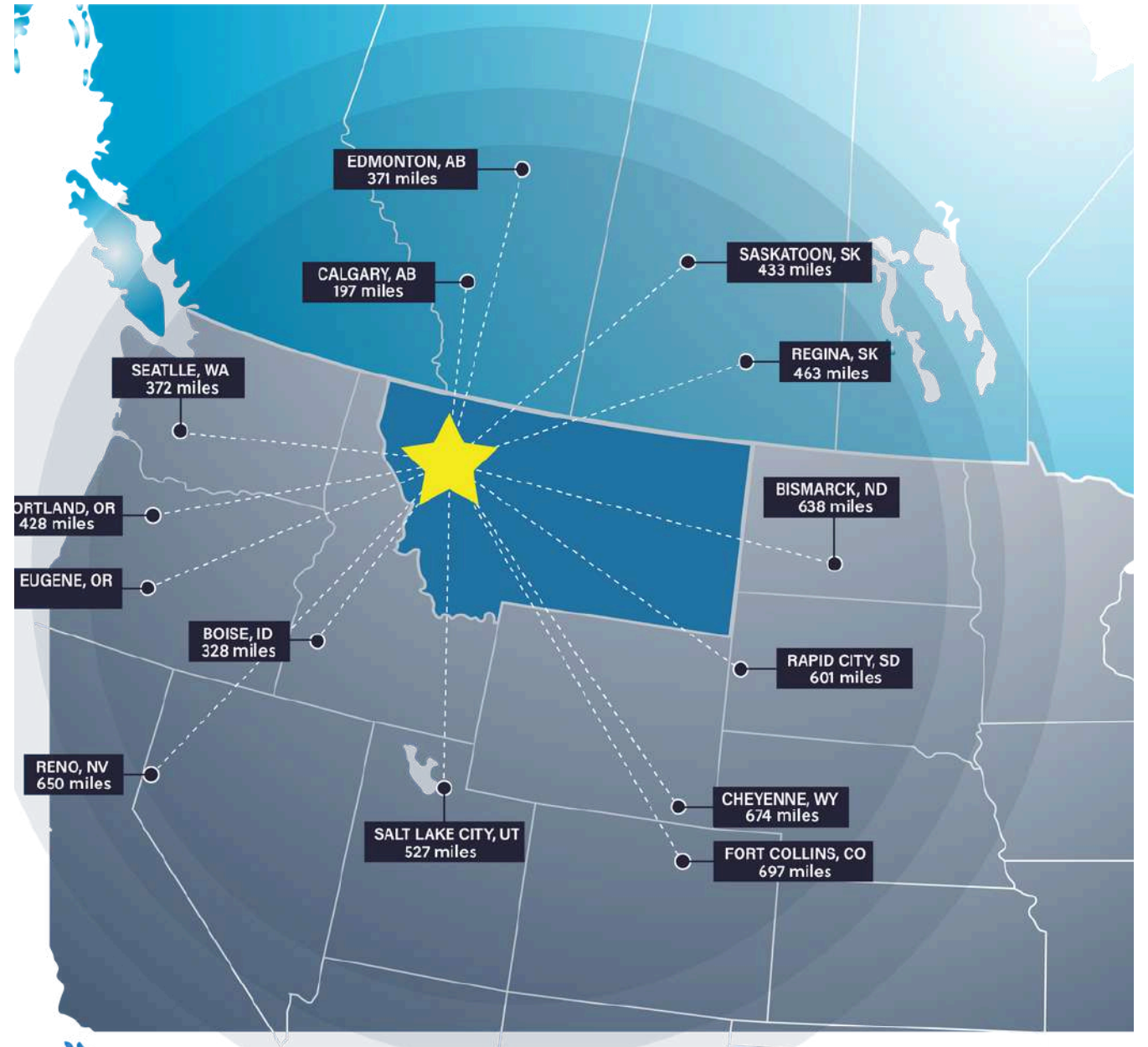


# Flathead Access

The Flathead Valley offers strategic proximity to major cities in the Pacific Northwest, Midwest, and Canada.

Kalispell is within a day's truck drive of cities across the Northwest, including major Canadian metros. US-93 provides access south to Interstate 90 and north into Canada.

Access to rail is available and runs north to an east/west route. For air service, the Glacier International Airport provides service to destinations across the US.



# AMENITIES

## Home to Glacier National Park

Serving over 3 million visitors yearly

## World Class Skiing

Home of the Whitefish Mountain and Blacktail Mountain

## Flathead Lake

One of the world's largest and cleanest freshwater lakes

## Thriving Arts Scene

The region boasts several spots for live theater, multiple art museums, and is home to the Glacier Symphony and Chorale

## Rich Native American Culture

Three tribes make up the Flathead Reservation, and established the Three Chief's Cultural Center to honor the Salish (Bitterroot Salish), Qlispe (Pend d'Oreilles) and Ksanka (Kootenai).

## Year Round Outdoor Activities

The Flathead offers access to vast tracts of wilderness areas that can be enjoyed via hiking, skiing, horseback riding, hunting, fishing and more.

# PEOPLE

## 22.2% Population Growth - 2012-2022

Flathead counties growth has outpaced the US and Montana consistently

## Median Age 42.3 Years Old

The median age in the US is 39

## 34.9% Degreed

Bachelor's degree or higher

## 31.5% High Income Households

Incomes over \$100,000 a year

## 25.7% Renters

## Top 5 Occupations

Management, Office & Admin Support, Food Service, Sales, Construction

Source: US Census Bureau

# ACCESS

## **19.7 Minutes**

Average Commute Time

## **4.1% Self-Propelled Commuters**

Walk or bike to work

## **60 Hours Saved**

60 hours saved in commute yearly over national average

## **15 Non-Stop Air Destinations**

From Glacier International Airport

## **Mountain Climber**

Provides on demand public transportation throughout Kalispell, Whitefish and Columbia Falls

## **98 EV Charge Stations**

Available to the public across Kalispell, with 12 free stations

# ECONOMY

## **A Diverse Economy**

The Flathead Valley has a diverse economy that includes tourism, healthcare, technology and manufacturing. Employment has grown at a pace of 2.3% per year over the past decade.

## **Growing Labor Force**

The labor force in Flathead County has grown at a pace of 1.6%, outpacing the growth seen in Montana and counties including Missoula, Yellowstone (Billings), and Lewis & Clark (Helena).

## **Cost-Effective Utilities**

Utilities in the Flathead Valley are 20% below the national average. The region also has multiple internet service providers and an expanding fiber network.

## **Growing Number of Technology Companies**

The Flathead Valley has the third largest concentration of tech companies in the state, and includes the presence of venture capital firms, banks, software, biotech, and advanced manufacturing.

Source: Montana Department of Labor & Industry | [lmi.mt.gov](http://lmi.mt.gov) & Montana High Tech Alliance



# Brokerage Advisors



**CONNOR MCMAHON**  
**COMMERCIAL REAL ESTATE ADVISOR**

Connor McMahon specializes in retail transactions, market penetration strategies, and complex lease negotiations. With a transaction volume exceeding \$150 million, Connor has successfully represented a diverse range of clients, from small businesses to Fortune 500 companies.



**CLAIRE MATTEN, CCIM | SIOR**  
**Commercial Real Estate Advisor**

Claire has a long record of successfully guiding local, national, and multi-national clients with their commercial real estate acquisitions, lease obligations, asset reposition and dispositions. Claire specializes in industrial investment, commercial office, and self-storage properties.



**CARLY CHENOWETH**  
**TRANSACTION COORDINATOR**

Carly brings an affinity for details, organizational skills and a passion for real estate to the team. After spending several years in the busy world of residential real estate, she knows how to get the most complex deals to closing. Her goal is to make the process effortless for buyers and sellers.

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