

AVAILABLE: 552 SF -1,352 SF



FOR LEASE

101 S Main Street, Kalispell, MT 59901

- Under New Ownership
- Remodeled Interior
- New Flooring / Lights / Upgraded Bathroom

Scott Duhs - Owner

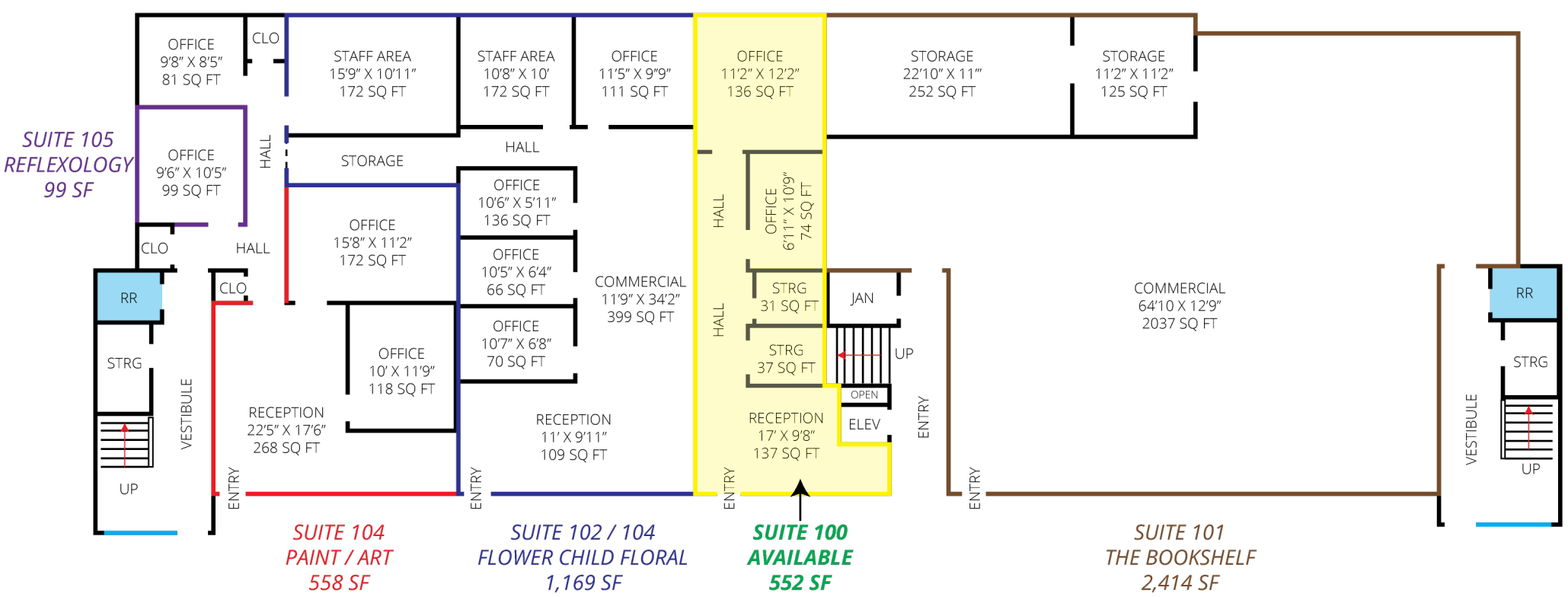
(406) 290-8296 or (858) 245-7217 | Scott@DuhsCommercial.com

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

1st Floor: Finished Area - 6229.96 SF

Total 4,815 SF



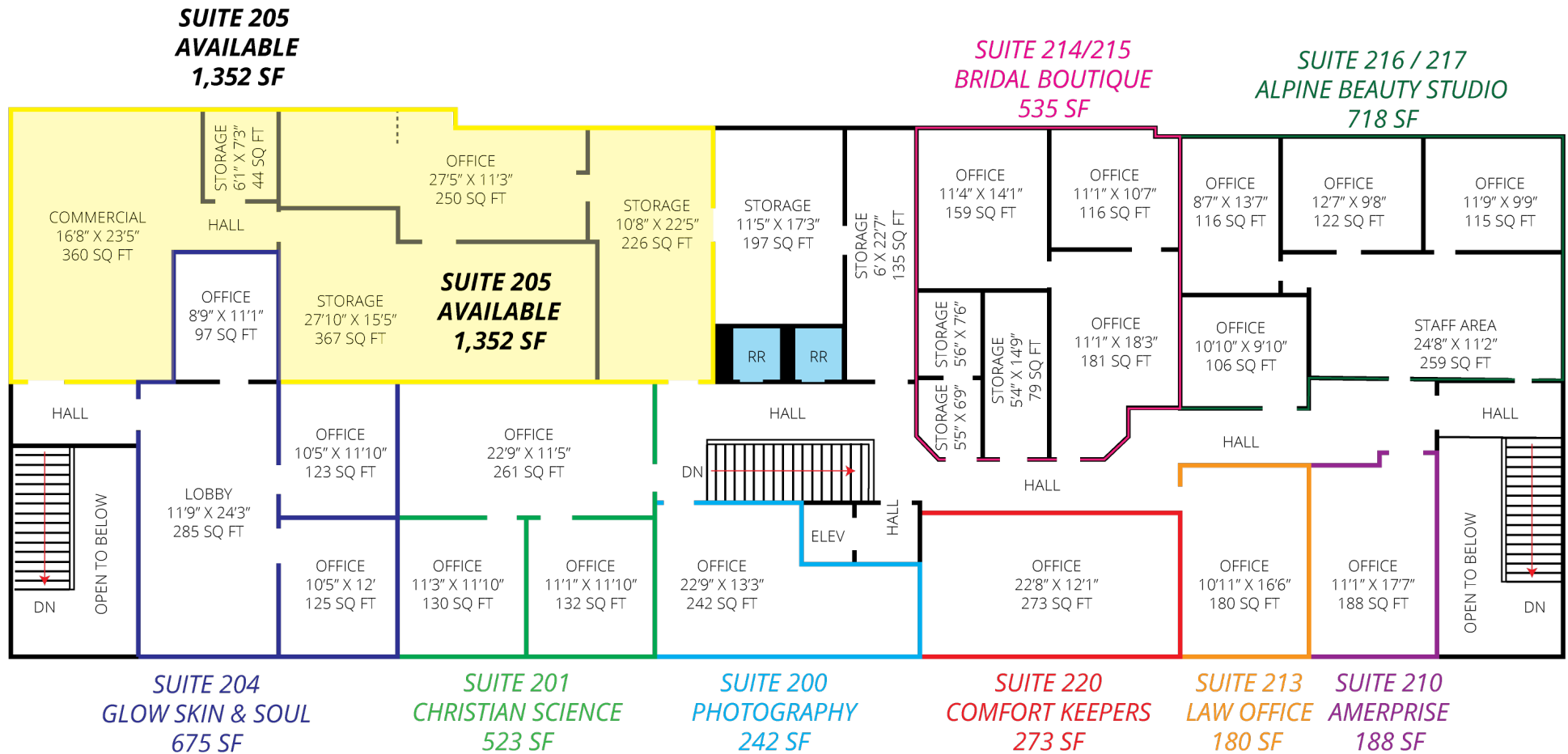
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FLOOR PLAN - UPSTAIRS

2nd 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



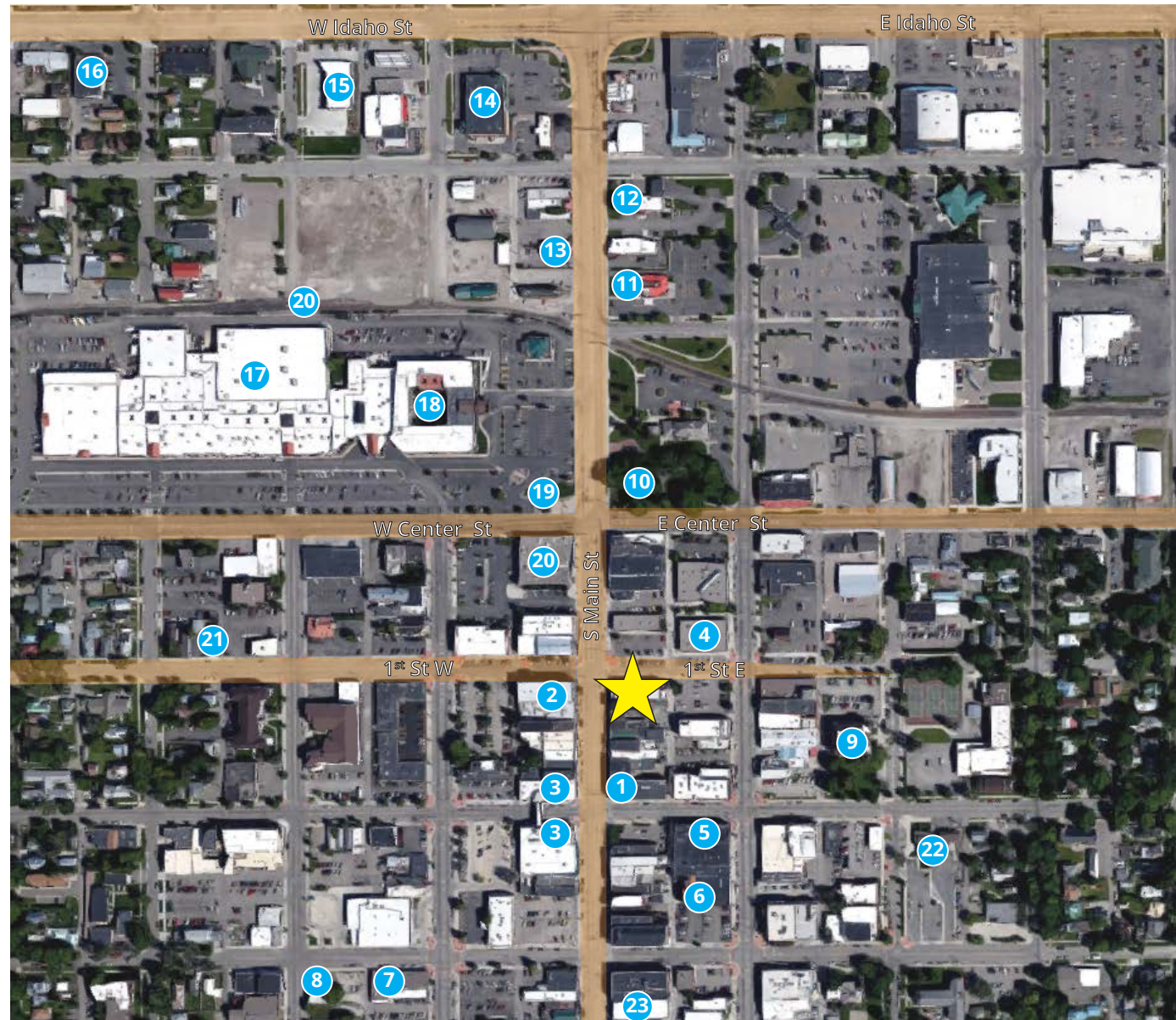
7.8'
16.38 SQFT



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

