

MULTIFAMILY PROPERTY FOR SALE

# 24 1st Ave W

24 1st Ave W, Kalispell, MT 59901



James Williamson

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SAGE  
ADVISORS

# 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
REGIONAL MAP	10
LOCATION MAP	11
AERIAL MAP	12
FINANCIAL ANALYSIS	13
FINANCIAL SUMMARY	14
INCOME & EXPENSES	15
DEMOGRAPHICS	16
DEMOGRAPHICS MAP & REPORT	17
ADVISOR BIO 1	18

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SECTION 1

# Property Information

# Property Summary



## Property Description

Discover a rare opportunity to own a piece of Kalispell's rich history with this partially renovated 1903 building, once a charming inn and now a multi-unit rental property in the heart of downtown.

The property features 47 rental units, including 8 units with private plumbing and 39 rooms that share 8 newly renovated bathrooms and a large common kitchen.

This building offers stable cash flow in a region experiencing significant economic and population growth. Located in Kalispell's vibrant downtown district, walkable access to shops, restaurants, and parks.

With its strong rental history, strategic location, and historic appeal, this property presents a rare opportunity for investors seeking both income and long-term appreciation in one of Montana's fastest-growing communities.

## Property Highlights

- 11,400 SF building
- 47 units
- Built in 1903, partially renovated in 2024
- Zoned B-4 Central Business
- Located in Downtown Kalispell
- Strong Historical Cash Flow

## Offering Summary

<b>Sale Price:</b>	\$2,600,000
<b>Number of Units:</b>	47
<b>Lot Size:</b>	0.16 Acres
<b>Building Size:</b>	11,400 SF
<b>NOI:</b>	\$190,067.00
<b>Cap Rate:</b>	7.0%

Demographics	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	305	1,470	5,260
<b>Total Population</b>	561	2,955	11,597
<b>Average HH Income</b>	\$63,432	\$65,992	\$71,149

# Property Description



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## Location Description

Heading North on Main Street, left on Center St by Starbucks, left on 24 1st Ave W and property is on the right.

# Complete Highlights



## Property Highlights

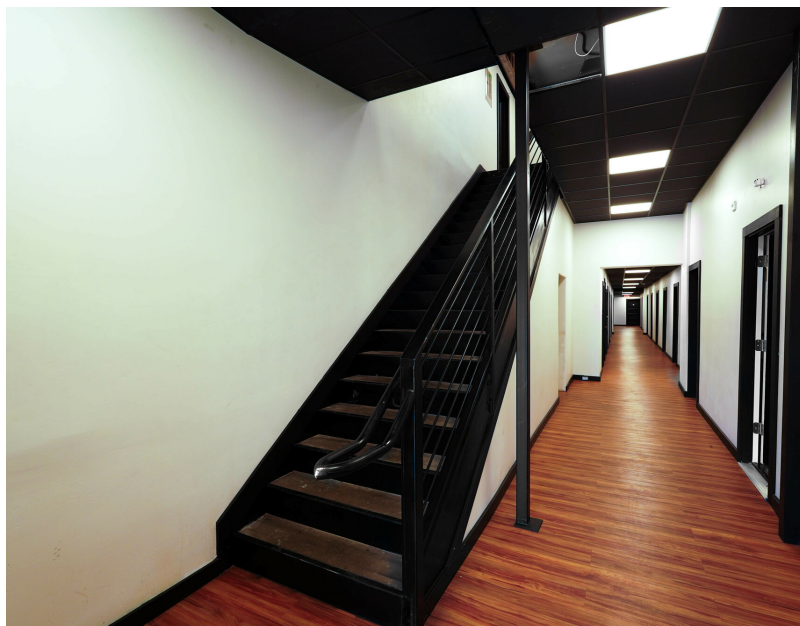
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# Additional Photos



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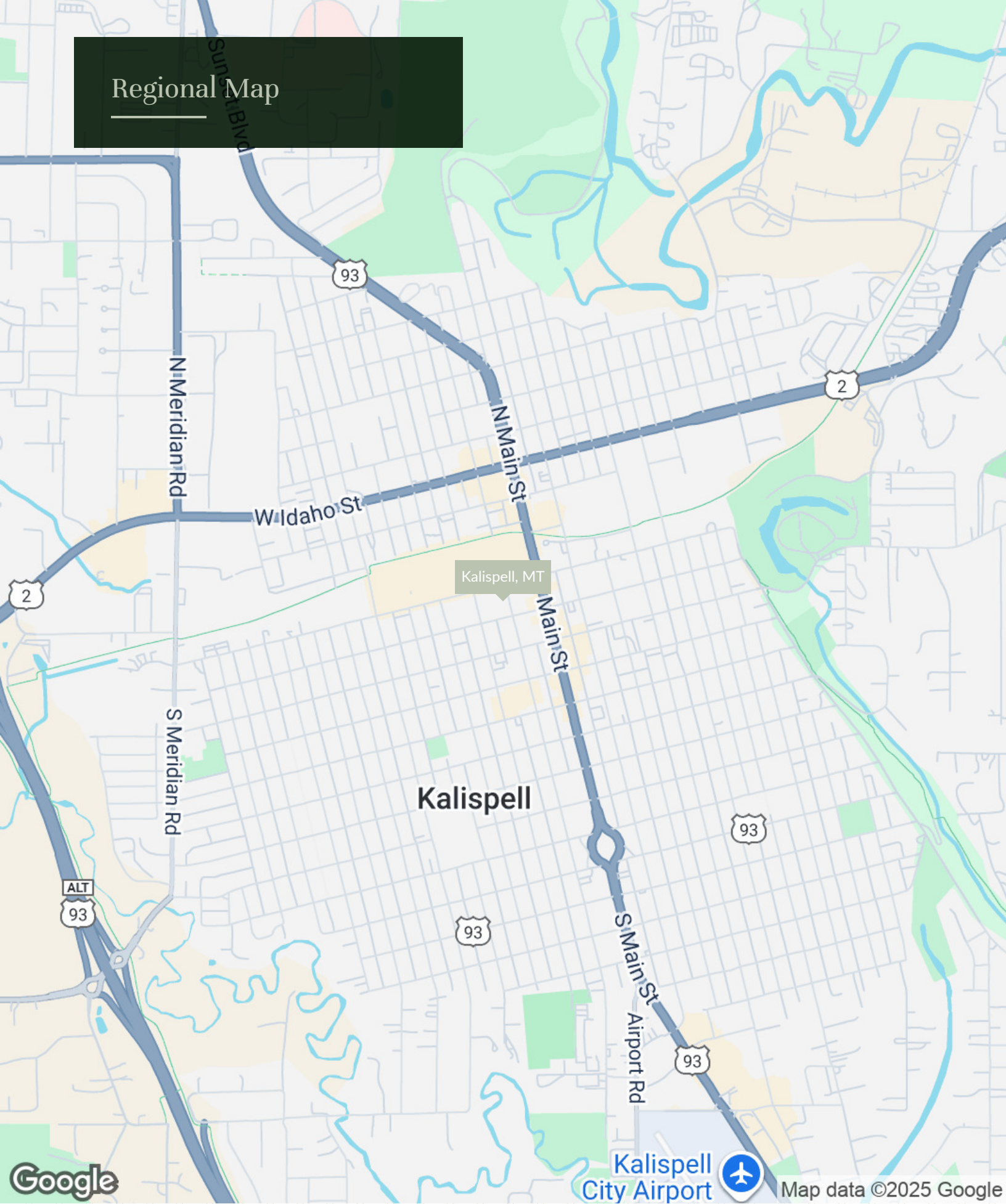




SECTION 2

# Location Information

# Regional Map

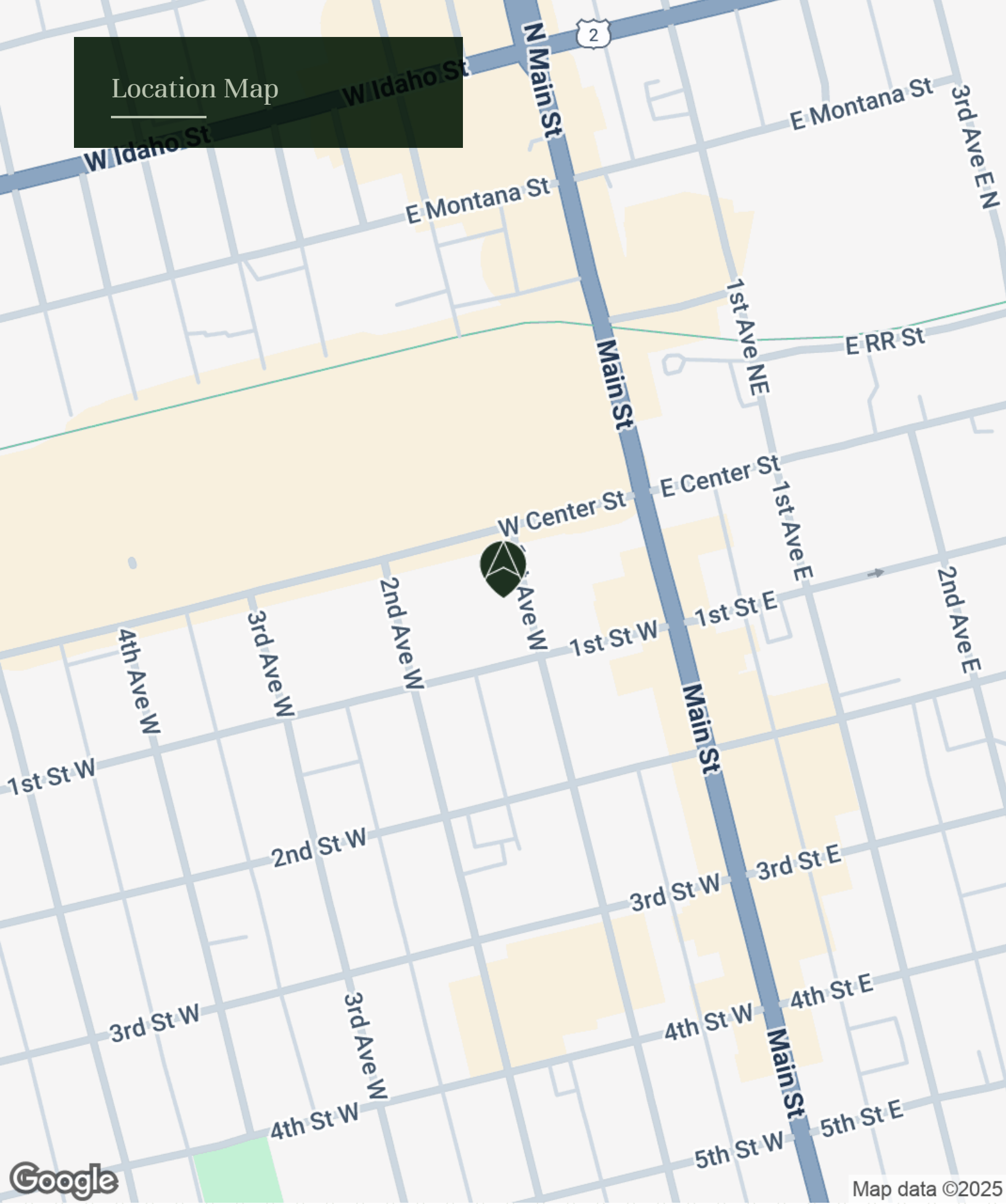


Kalispell City Airport



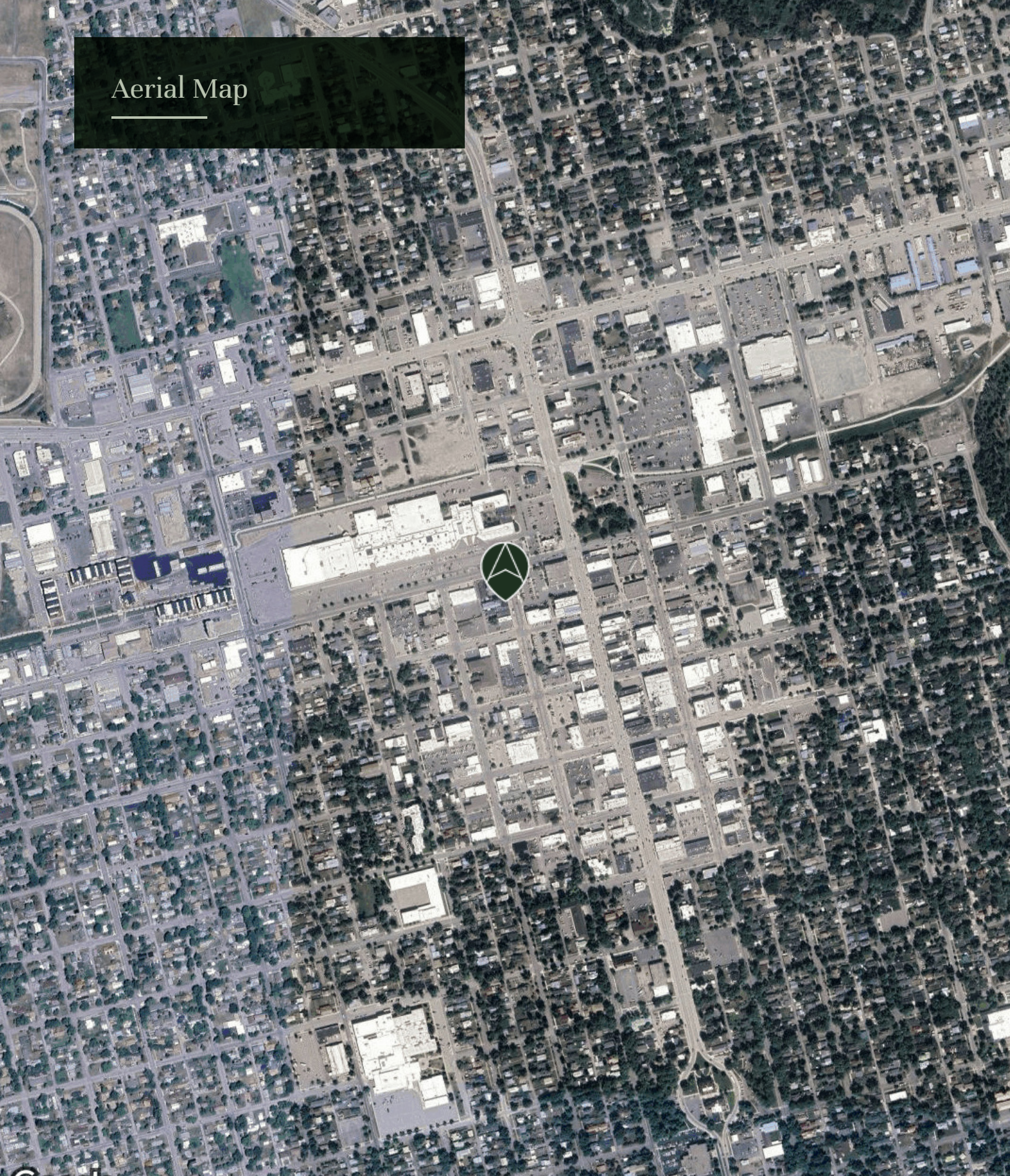
Map data ©2025 Google

# Location Map



Map data ©2025

# Aerial Map



Google

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

SECTION 3

# Financial Analysis

# Financial Summary

## Investment Overview

Price	\$2,600,000
Price per SF	\$228
Price per Unit	\$55,319
GRM	8.42
CAP Rate	7%
Cash-on-Cash Return (yr 1)	7.31%
Total Return (yr 1)	\$190,067

## Operating Data

Gross Scheduled Income	\$308,916
Total Scheduled Income	\$308,916
Gross Income	\$308,916
Operating Expenses	\$118,849
Net Operating Income	\$190,067
Pre-Tax Cash Flow	\$190,067

## Financing Data

Down Payment	\$2,600,000
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# Income & Expenses

## Income Summary

Vacancy Cost	\$0
Gross Income	\$308,916

## Expenses Summary

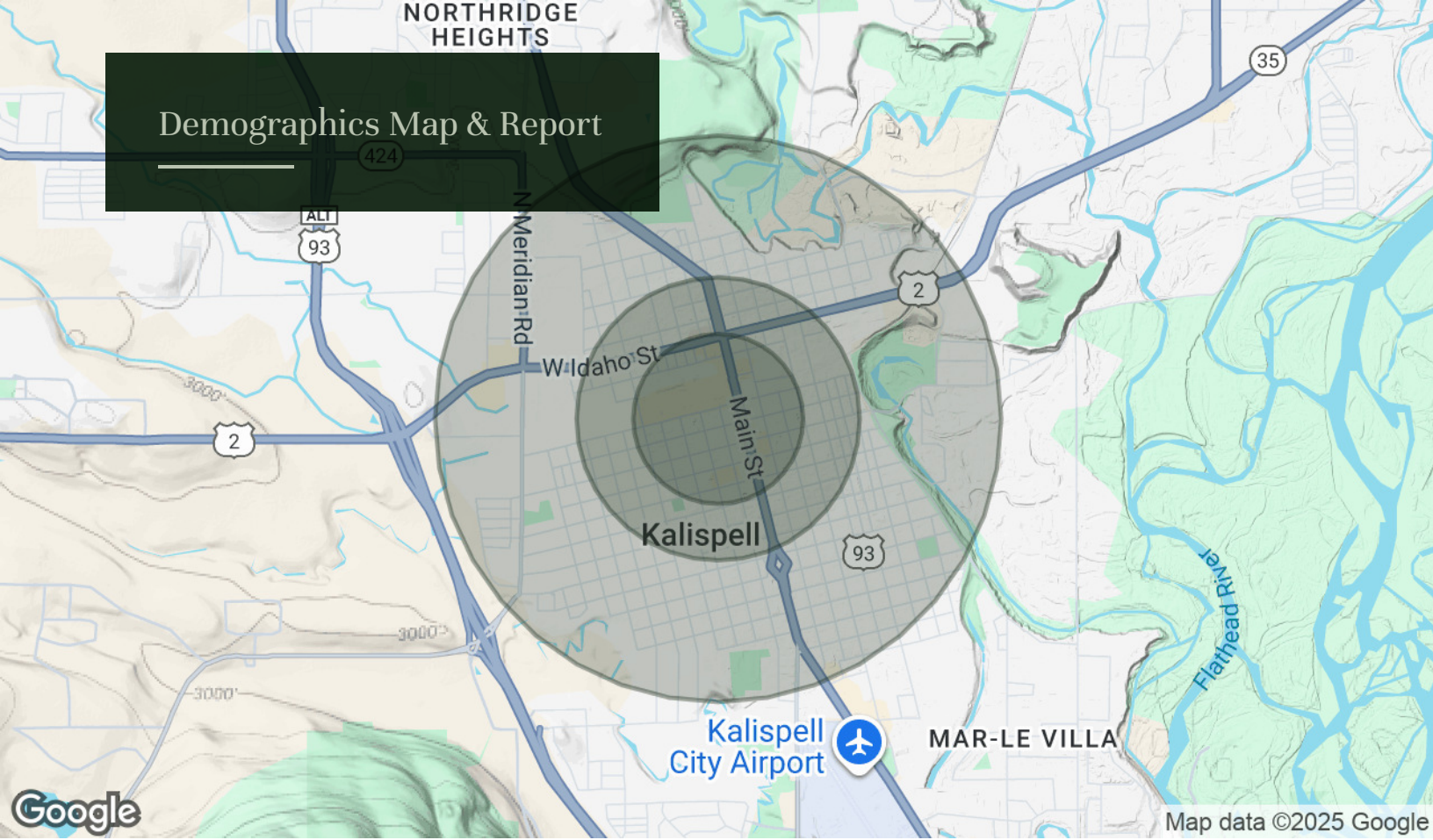
Operating Expenses	\$118,849
Net Operating Income	\$190,067



SECTION 4

# Demographics

# Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	561	2,955	11,597
Average Age	45	43	41
Average Age (Male)	44	41	39
Average Age (Female)	47	44	42
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	305	1,470	5,260
# of Persons per HH	1.8	2	2.2
Average HH Income	\$63,432	\$65,992	\$71,149
Average House Value	\$437,689	\$467,482	\$495,852

Demographics data derived from AlphaMap



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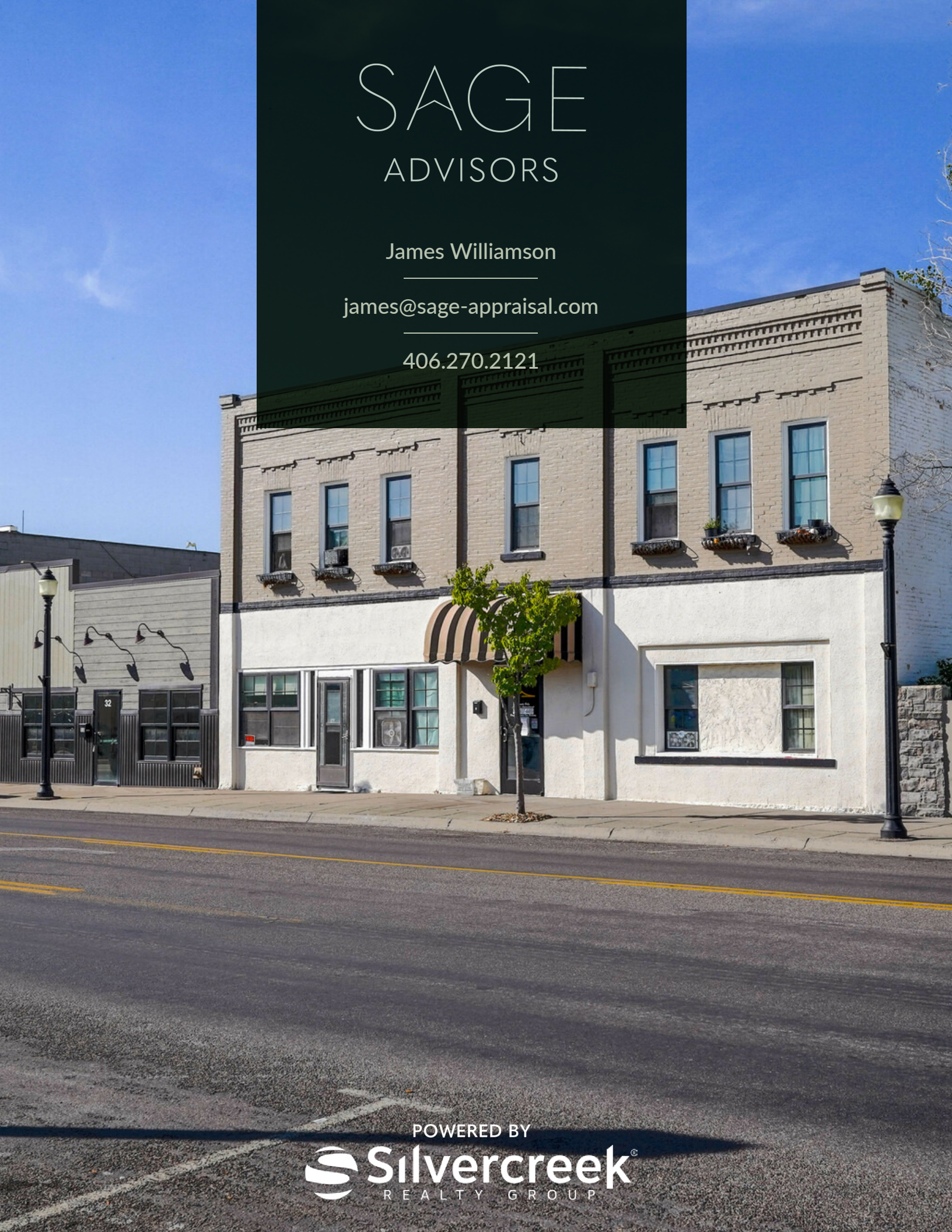
# SAGE

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