



SALE

Riverside Plaza

100 EAST SECOND STREET, UNIT 7

Whitefish, MT 59937

PRESENTED BY:

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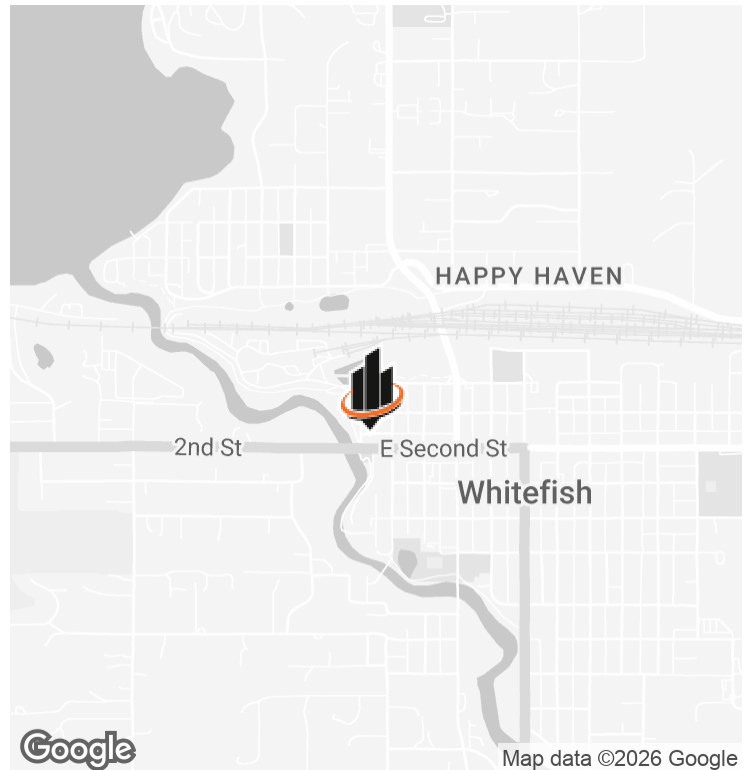
MEGAN KOONTZ

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,200,000
NUMBER OF UNITS:	7
BUILDING SIZE:	2,299 SF
NOI:	\$78,267.40
CAP RATE:	6.52%

PROPERTY DESCRIPTION

Located in the heart of Whitefish's central business district along the high-visibility corridor of Highway 93, this exceptional commercial office condo at 100 E 2nd Street offers a rare turnkey investment opportunity. The property features seven well-appointed office suites within a thoughtfully designed condo cluster, complete with both a private interior waiting area and an additional waiting area in the common space. Shared conference rooms and bathrooms serve tenants with professional amenities, and a dedicated parking lot — a coveted and scarce asset in downtown Whitefish — provides a significant competitive advantage for tenant retention. This is a fully stabilized asset at 100% occupancy with established long-term tenants, delivering immediate and reliable cash flow with minimal management burden. Beautifully finished throughout and offering infrastructure that is simply difficult to replicate in today's Whitefish market, this property checks every box for the discerning commercial investor.

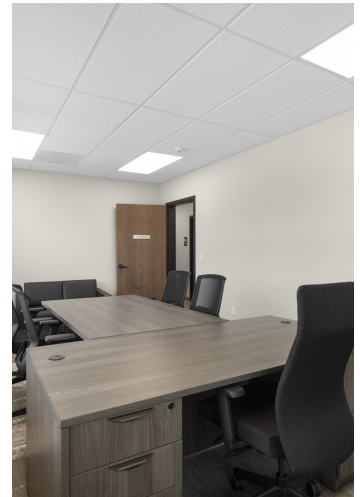
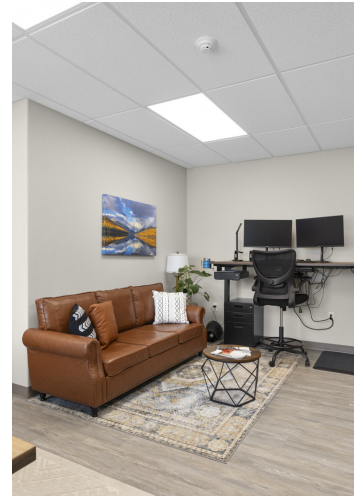
PROPERTY HIGHLIGHTS

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ADDITIONAL PHOTOS



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LOCATION MAP



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