

# \$999,000 - 1113 Custer Avenue, Kalispell

MLS® #30044394

**\$999,000**

Bedroom, Bathroom, 7,000 sqft  
Commercial Sale on 1.53 Acres

N/A, Kalispell, MT

Build to Suit opportunity east of Kalispell. This 1.53 acre parcel is offered pre-construction, with building details to be selected by the Buyer. Price is for a 7,000 SF shop space with bathroom and (2) overhead doors (14' high by 16' wide). Insulation will be spray foam, concrete slab, metal siding and roof of Buyer's preference. Changes to the size, layout, and finishes can be negotiated. Frontage on Hwy 35, approximately 0.5 miles west of Hwy 206 intersection. Scenic Corridor zoning only restricts signage; so commercial, industrial, and retail are all options. Community water with private septic to be installed. Buyer will need to purchase land and pay construction draws during the build.

## Essential Information

|                |                 |
|----------------|-----------------|
| MLS® #         | 30044394        |
| Price          | \$999,000       |
| Square Footage | 7,000           |
| Acres          | 1.53            |
| Type           | Commercial Sale |
| Sub-Type       | Building/Land   |
| Status         | Active          |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1113 Custer Avenue |
| Subdivision | N/A                |
| City        | Kalispell          |



|          |          |
|----------|----------|
| County   | Flathead |
| State    | MT       |
| Zip Code | 59901    |

**Amenities**

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Utilities | Electricity Available, Natural Gas Available, High Speed Internet |
|-----------|-------------------------------------------------------------------|

**Interior**

|          |          |
|----------|----------|
| Interior | Concrete |
|----------|----------|

**Exterior**

|            |      |
|------------|------|
| Foundation | Slab |
|------------|------|

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 199             |
| Zoning         | Commercial      |