

\$1,300,000 - 637 Idaho Street, Kalispell

MLS® #30056965

\$1,300,000

Bedroom, Bathroom, 3,532 sqft
Commercial Sale on 0.49 Acres

N/A, Kalispell, MT

â€¢ Current Cap Rate: ~6.54% â€¢ Value-add potential with lease escalations / bumping rents on shop and residential unit Booming Downtown Kalispell!!! Steps to the Parkline Trail and soon to be redeveloped mall. This well-located, high traffic countn(22k APD per MDT), fully-leased mixed-use property offers stable cash flow with upside. Combining commercial and residential income, plus billboard lease revenue, it's a turnkey investment with potential for increased yield through strategic improvements or rent increases.

Ownership has spent \$450k+ in last 12 months on complete remodel/ upgrades.

â€¢ Complete interior and site remodel with full change of use.

â€¢ New roof (<5 yrs old)

â€¢ New HVAC systems and plumbing throughout.

â€¢ Two new ADA bathrooms, and 2 showers.

â€¢ Updated 1BR/1BA apartment.

â€¢ New site work including fresh asphalt (front and rear) and 6 added parking spaces. (18 total)

â€¢ New front concrete sidewalk/ ADA parking/ entrance and approach. â€¢ New curbing and wonderful landscaping, fully irrigated.

â€¢ New fencing, in front and rear.â€¢ Opened up back exit for parking via city alley for better traffic flow.

â€¢ Large, level backyard with mature trees and grass.



Investment Highlights

• Stable tenant roster with long-term leases.

• Triple income streams from commercial (NNN & gross) and residential.

• Billboard income adds \$2,200 annually.

• High-traffic / visibility location along E Idaho St / Highway 2. (approx 24k/day)

• Perfect re-development site in future, open lot to West and small lot to East – could negotiate with other owners to combined for larger development.

• Lot size ~0.49 acres with paved parking and mature fenced yard.

• Zoned B-2 General Business / commercial flex – Ideal for eventual mixed-use redevelopment.

• Remodeled Back apartment with in-unit laundry, fenced yard & old-growth trees.

• Garage bays & overhead doors in the shop as well as main building (2 and 2)

• Clear frontage & excellent visibility for tenants and marketing

Financial Snapshot

• Net Income: ~\$85,000/ yr

• Current Cap Rate: ~6.54%

• Value-add potential with lease escalations / bumping rents on shop and residential unit

(Garage to be painted in the next few weeks)

Essential Information

MLS® #	30056965
Price	\$1,300,000
Square Footage	3,532
Acres	0.49
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	637 Idaho Street
Subdivision	N/A
City	Kalispell
County	Flathead
State	MT
Zip Code	59901

Amenities

Utilities	Cable Available, Cable Connected, Electricity Connected, Natural Gas Available, Natural Gas Connected, High Speed Internet Available
Features	Curbs, Street Lights, Sidewalks

Interior

Heating	Ductless, Forced Air, Gas, Stove
Cooling	Central Air, Ductless
Has Basement	Yes

Exterior

Roof	Metal, Other
Foundation	Slab, Basement

Additional Information

Date Listed	September 8th, 2025
Days on Market	25
Zoning	Commercial