



**COLDWELL
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CBS

FOR SALE

CBCMONTANA.COM

50205 3RD AVENUE EAST - POLSON, MT



Real Estate with Strong Long Term Tenant

David Mitchell
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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



SALE

50205 3RD AVENUE EAST - POLSON, MT



OFFERING SUMMARY

Sale Price:	\$860,000
Lot Size:	22,215 SF
Building Size:	2,230 SF
Year Built:	1997
Renovated:	2021

\$860,000.00 sale price
 2,230 sf
 22,215 sf lot
 Built in 1997
 Renovated in 2021

Property Highlights:
 10 year lease with Starbucks
 NN lease
 Fully remodeled in Summer of 2021
 Rent commencement of 7/2021
 Located directly across from Flathead Lake
 20k cars per day
 Located on busiest street in Polson, MT

Summary:

Starbucks has joined the community of Polson, MT. Located on the southside of Flathead Lake, Polson has seen a massive growth since 2020. With house prices increasing more than 50% in the last twelve months, and a population increase of 10% within 12 months, more and more people are flocking to this lakeside town. With being a lakeside town, access to mountains and trails within minutes, and 60 mins to Kalispell and 60 mins to Missoula, this town is attracting regional and national interest for its amenities. This location of Starbucks is located on the busiest street in Polson. Within blocks of downtown, directly across from the lake, and close to the main highway, Starbucks has positioned themselves to serve the local residents, tourists, and majority of every person driving through Polson.

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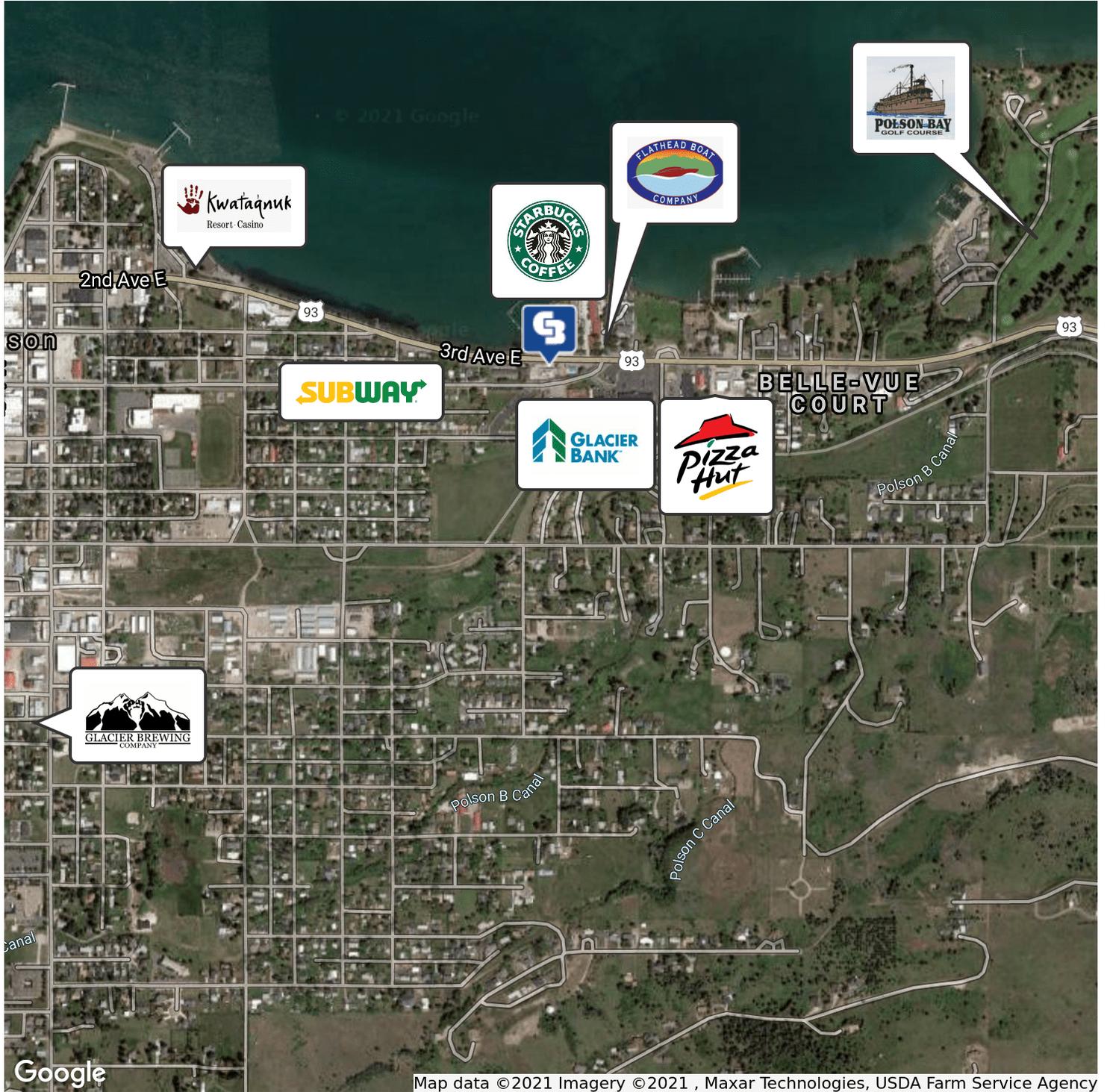


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