

FOR SALE



20 FOUR MILE DRIVE, UNIT 4

KALISPELL, MONTANA 59901 · OFFICE / MEDICAL CONDOMINIUM

 PRICE
\$629,000

 SUITE
±1,722 SF

 BUILT
2005

 TRAFFIC
±27,700 VPD

PROPERTY OVERVIEW

Move-in-ready professional office condominium on Kalispell's high-visibility Four Mile Drive corridor, just off Highway 93 and minutes from the Logan Health medical campus. The ±1,722 SF suite has been extensively updated with fresh paint, new flooring and room-darkening window treatments, and its exam-room / private-office layout suits medical, dental or professional users. Vacant and available for quick possession.

PROPERTY HIGHLIGHTS

- ±1,722 SF updated office condominium
- Exam-room / private-office build-out
- Fresh paint, new flooring, window treatments
- ADA accessible via shared elevator
- Central heat and air, high-speed internet
- Four common-area restrooms
- Shared paved parking lot
- Minutes from Logan Health; off Highway 93

Square footage, year built and taxes are from public records and the MLS; buyer to verify. Traffic count is an approximate daily figure for the Four Mile Drive corridor. Information has been provided from sources deemed reliable but is not guaranteed. Buyer or tenant to verify all information to its own satisfaction.

TYLER POWELL

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CATALYST COMMERCIAL REAL ESTATE SERVICES

21 3rd Street N, Suite 5A, Great Falls, MT 59401

MLS #30076260



BUILDING AND PARKING



MAIN ENTRANCE



RECEPTION / WAITING



CONFERENCE ROOM



PRIVATE OFFICE



BREAK ROOM

PROPERTY DETAILS

ADDRESS	20 Four Mile Drive, Unit 4
CITY / COUNTY	Kalispell / Flathead County, MT
ZONING	R-5 / PUD
LEGAL DESCRIPTION	Greenery Park Com Condo, S01, T28N, R22W, Unit 4
GEOCODE	07396501116157004
ASSESSOR NUMBER	0000010861
YEAR BUILT	2005 (public records)
TAXES (2025)	\$6,210.64
FLOOD PLAIN	None
MLS NUMBER	30076260

LIST PRICE	\$629,000
PRICE / SF	±\$365 / SF
SUITE AREA	±1,722 SF
USE	Medical / professional office
COOLING	Central air
UTILITIES	Electric, natural gas, phone, cable
SEWER	Public
ACCESS	Shared elevator; ADA accessible
PARKING	Shared paved lot
AVAILABILITY	Vacant — quick possession

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