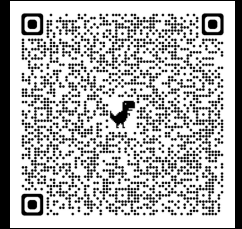


IHOP Triple NNN

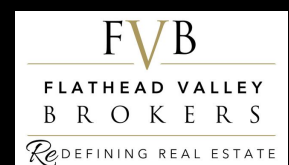
2425 Highway 93, Kalispell, MT



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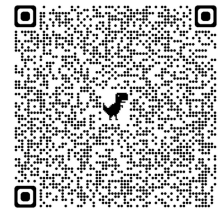
COMPASS  
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IHOP Triple NNN

2425 Highway 93, Kalispell, MT



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Location	Flathead Valley County 34 Mi. from Glacier National Park
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Rentable SF	4,873 SF
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Lot Acreage	1.43 ACres
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Year Built	2004
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Flood Zone	Zone X -outside the 100-year & 500-yr flood plains
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Possession	Immediate
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Lease Type	NNN
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Price	2,999,500
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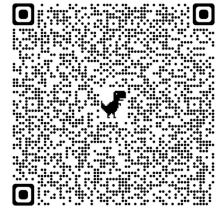
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IHOP Triple NNN

2425 Highway 93, Kalispell, MT



#### Lease Details

Initial Term	25 Year
Renewals	3 -5 Yr Option
Annual Expenses	0
Annual Rent	\$165,528
10 % escalation	2024
CAP	5.52%

- 6 years remaining on the Primary Term of a NNN lease with 10 % Escalation - March 2024
- 3 optional 5-year renewals with escalation clause.
- 45 Paved Parking, 4 ADA Spaces, 2 Landings



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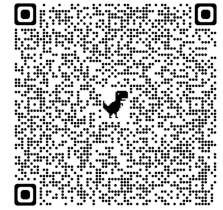
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# Mountain View Plaza - Power Center



## Anchor Tenants

- The Home Depot
- Bed Bath & Beyond
- Target
- Walmart
- Cinemark Movie Theatre
- Best Buy
- TJ MaxX
- Natural Grocers
- Ross
- Game Stop
- Jersey Mike's
- Sportman and Ski House



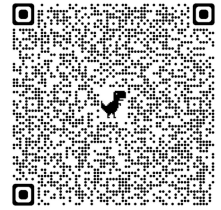
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# Kalispell Montana



1. **Strong Real Estate Market:** The real estate market in Kalispell is strong, with a steady demand for properties and a healthy supply of homes available for sale. This makes it a great place to invest in real estate, whether you're looking to buy a home for yourself or purchase a rental property.
2. **Scenic Location:** Kalispell is surrounded by some of the most beautiful scenery in the country, including Glacier National Park, Flathead Lake, and the Rocky Mountains. This makes it a popular destination for outdoor enthusiasts and a desirable place to live for those who value natural beauty.
3. **Growing Community:** Kalispell is a growing community, with a strong economy and a thriving downtown area. This means that there are plenty of opportunities for businesses and job growth, making it a great place to settle down and put down roots.
4. **Variety of Housing Options:** Kalispell has a diverse range of housing options, from historic homes in the downtown area to modern developments on the outskirts of town. There are also many opportunities to buy or rent land and build your dream home.
5. **Strong Local Economy:** Kalispell has a strong and diverse local economy that is supported by a variety of industries, including healthcare, education, tourism, and agriculture. This means there is a consistent demand for commercial real estate, as businesses seek to establish or expand their presence in the area.
6. **Strategic Location:** Kalispell is located at the intersection of major highways and is the gateway to Glacier National Park, which draws millions of visitors each year. This strategic location makes it an ideal place to own commercial real estate, as businesses can easily reach customers and clients from all over the region.
7. **Affordable Real Estate:** Compared to many other parts of the country, commercial real estate in Kalispell is relatively affordable. This makes it easier for businesses to purchase or lease properties, and also allows for a higher return on investment for property owners.
8. **Growing Community:** Kalispell is a growing community with a strong sense of community and a thriving downtown area. This means that there are plenty of opportunities for businesses to establish themselves and grow in the area, making it an attractive place for investors and entrepreneurs.
9. **Supportive Business Environment:** Kalispell is known for its supportive business environment, with a variety of resources available to help businesses succeed. This includes access to funding and financing, as well as mentorship and networking opportunities.

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