

FOR SALE

OFFICE CONDOMINIUM · THIRD FLOOR · 5,150 SF

100 2nd Street East · Whitefish, MT 59937

RIVERSIDE PLAZA BUSINESS CONDOMINIUMS

Office Condominium for Sale

Unit 5 · Third Floor

\$1,985,000

7.3% Cap Rate · 100% Occupied

~\$144K

NET OPERATING INCOME

11

LEASED SUITES

\$385

PER SF

2029

ANCHOR LEASE THROUGH

'20-'25

RENOVATED

Investment Highlights

- **100% Occupied** — full building with a demonstrated tenant waiting list
- **Durable Lease Structure** — select suites carry contracted rent escalations through 2027–2028; anchor tenant committed through June 2029, with additional rent steps
- **Passive Ownership** — facilities management, building systems & common areas handled by the condo association
- **Two Large Parking Lots** — a genuinely scarce amenity in this section of Whitefish
- **Collegial Tenant Community** — a close-knit mix of healthcare, legal, wellness, construction, consulting, financial & professional services tenants that cross-refers clients and reinforces retention
- **Growth Market** — Flathead County has been Montana's #1 fastest-growing county every year since 2020

Portfolio Opportunity: Pair with Unit 4 (2nd Floor · \$2,170,000 · \$152,000 NOI) for combined ownership of the entire 2nd & 3rd floors — >52% building interest and full condo association board control.



Quick Facts

FLOOR	3rd — River & Park Views
TOTAL / LEASED SF	5,150 / 4,094 SF
YEAR BUILT	1984 (Renov. '20-'25)
ZONING	Commercial — Whitefish CBD
PARKING	Two large lots
1031 EXCHANGE	Buyers welcome

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