

Offering Memorandum

Property Description:

Asking Price - \$1,350,000.00

Business: Celtic Motors - Foreign Car Automotive Center

Owner: David L. Evans

Property Address: 111 Bernard Road Kalispell Montana 59937

Owners: David L. and Lynn M. Evans

Legal Description: BERNARDS PARK, S03, T28 N, R21 W, BLOCK 4, 12799-R LOT 9
EX A,B,C

Lot Size: 0.84 Acres 36,590 Square Feet

Building:

Year Built: 2003

Office: approximately 444 Square Feet

8 Foot Ceilings

Wood Frame Construction w/asphalt roof

Efficiently Designed Front Desk w/two work stations

Comfortable Area

Private Management Office

Public Restroom

A/C Wall Unit

Shop: approximately 3796 Square Feet

12 Foot Ceilings

Concrete Block Construction w/Metal Roof

Six vehicle lifts, each with a pit

Six workstations

Work benches, toolboxes, mobile cabinets

Tech room

Parts room

Employee restroom

Employee breakroom

Patio/Parking:

Entry – approximately 1524 Sq Ft

Secured Parking:

Chain Link w/Barbed Wire Fencing – approximately 30,000 Sq Ft

Waste Vessels

10 Security Cameras

Description:

Prime Commercial Automotive Property in Thriving Kalispell, Montana

This is an exceptional opportunity to acquire a highly functional and well-maintained commercial property, perfectly suited for an automotive repair or service business in the rapidly growing community of Kalispell, Montana. Located in the heart of the Flathead Valley, this property offers a strategic position with excellent visibility and access.

Key Features:

- **Robust Infrastructure:** The building, constructed in 2003, is designed for efficiency and durability. The concrete block construction provides security as it insulates customer property and inventory as well. Ten security cameras assist in protecting the facility and its contents.
- **Operational Excellence:** The facility is equipped with six professional-grade service bays with 12-foot overhead doors, providing ample room for various automotive services for anything from sports cars to Mercedes Sprinter Vans. The shop is equipped with state-of-the-art technology for luxury brands – Mercedes, Maserati, BMW, Land Rover, Porsche, Audi, Volvo, Jaguar, Mini Cooper, and Volkswagen. The shop has factory or dealership scanners along with dealer level software programming for most European vehicles. Employees efficiently operate with their own workstations, toolboxes, the best industry tools, and access to the parts and products storage area.
- **Customer-Facing Amenities:** The welcoming front-of-house has a glass front customer reception area, a check-in/check-out desk, clean restroom facilities, and a dedicated management office, all designed to enhance customer experience. The shop offers regular scheduled maintenance, transmission services, full maintenance and repairs as well as work with insurance companies for their customers.
- **Strategic Location:** Situated on Montana Highway 35, the property offers strong visibility to daily traffic and easy access from major thoroughfares, including U.S. Routes 2 and 93. Its position within Kalispell provides convenient service to both local residents as well as the second home hotspots of Whitefish, Bigfork and Lakeside.
- **Ample Parking:** The expansive 0.84-acre lot provides generous on-site parking for both customers and service vehicles, along with a dedicated area for vehicle storage or expansion.
- **History:** The original owner, John Kinsella, hired the current owner, David Evans, in 2013. John offered David the business in 2018. David started working at Mercedes Benz in 1976 at American Service Center in Arlington, Virginia. Now the shop employs five factory trained service technicians and two service writers. The historical superior service as well as the exceptional growth and popularity of The Flathead Valley provides for a steady business and significant growth potential. As one of the very few shops with experienced technicians and state-of-the-art equipment to care for foreign, luxury vehicles, when other shops in the area are stumped with a repair, they refer to Celtic Motors.
- **Thriving Business:** In operation since 2003, this business has a steady and loyal following of individuals who own luxury vehicles, Mercedes Sprinter Van owners, local dealership and automotive service shop referrals, Spokane dealership referrals, UPS van fleet, and more. As the affluent continue to move into the area, the luxury car maintenance demand continues to grow.

This is a turn-key opportunity for an owner-operator or an investor seeking a high-performing asset in a market with strong economic fundamentals. The property's robust history and client base along with its prime location make it an ideal choice for a wide range of automotive uses, from general repair to specialized service.

LINKS: www.celticmotorsmt.com

<https://jaci-hoff-private-collection-commercial.nationalparksrealty.com/>

Flathead County Assessor Number: 0000626350

Geocode/Parcel Number: 07396603202150000

Property Taxes: 2025 \$6,793.36

2024 \$7,126.91

2023 \$6,295.49

2022 \$5,510.82

Zoning: B-2 General Business Evergreen Enterprise Overlay (Chapter 27.13)

DISCLAIMER: All information is for informational purposes only. Prospective buyers are responsible for performing their own due diligence, including professional financial, legal, and environmental inspections.