

Warehouse/Retail/Shop for SALE or LEASE

815-825 1st Ave. N.

\$1,350,000

Approx. 12,936 SF of Interior Space

Great Falls, MT 59401

\$9.00/SF/YR NNN

Approx. 0.688 Acre Lot

OPPORTUNITY ZONE



FEATURES

- Built in 1949; remodeled in 2007
- 14' wall height
- Retail counter/showroom; free span warehouse with skylights
- Dedicated storage areas; drive doors
- 3 restrooms
- Paved, off-street parking lot; outdoor seating
- Zoned C-4 Central Business Core; Buyer/Tenant to verify its intended use with City
- 2023 Tax: \$14,270.18
- 9th Street AADT: 10,903
- 1st Ave N AADT: 7,514

FOR MORE INFORMATION CONTACT

Scott Blumfield

Broker

406.750.0276

scott@catalyst-cre.com

www.catalyst-cre.com



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