### 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

COMMERCIAL

The information contained herein was obtained from sources believed to be reliable. However, Catalyst Commercial makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.



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