

725

GREAT DOWNTOWN VISIBILITY ON 1ST AVE. N. - CORNER EXPOSURE

1ST AVE. N.
GREAT FALLS, MT 59401

GREAT PARKING

OFFICE/RETAIL BUILDING



FOR MORE INFORMATION, CONTACT

KRISTA MACEK | ASSOCIATE BROKER | CRRP | CSM

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406.282.0244



104 2ND STREET SOUTH

SUITE 100

GREAT FALLS, MT 59401

406.727.5505

MACEKCO.COM



OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (Gross)
Building Size:	6,467 SF
Available SF:	4500
Number of Units:	2
Year Built:	1950
Traffic Count:	7,353

PROPERTY OVERVIEW

High visibility on one way on the outskirts of downtown. This office space features a large reception area with desk and waiting area, several private offices, tons of storage, kitchenette area, and plenty of windows. The exterior of the building has been nicely renovated and the owner will consider any remodeling/tenant improvements to upgrade this office space. Hard to find onsite non-metered parking via the adjacent parking lot provides for convenient access to your business. Landlord pays all utilities, common area maintenance, real estate taxes, and insurance. Tenant responsible for their own janitorial, cable, and/or internet.

PROPERTY HIGHLIGHTS

- Landlord pays all utilities
- Heavy one-way traffic flow
- Easy in/out parking and additional street parking (metered on 1st Ave. N. & non-metered on 7th St.)



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ADDITIONAL PHOTOS

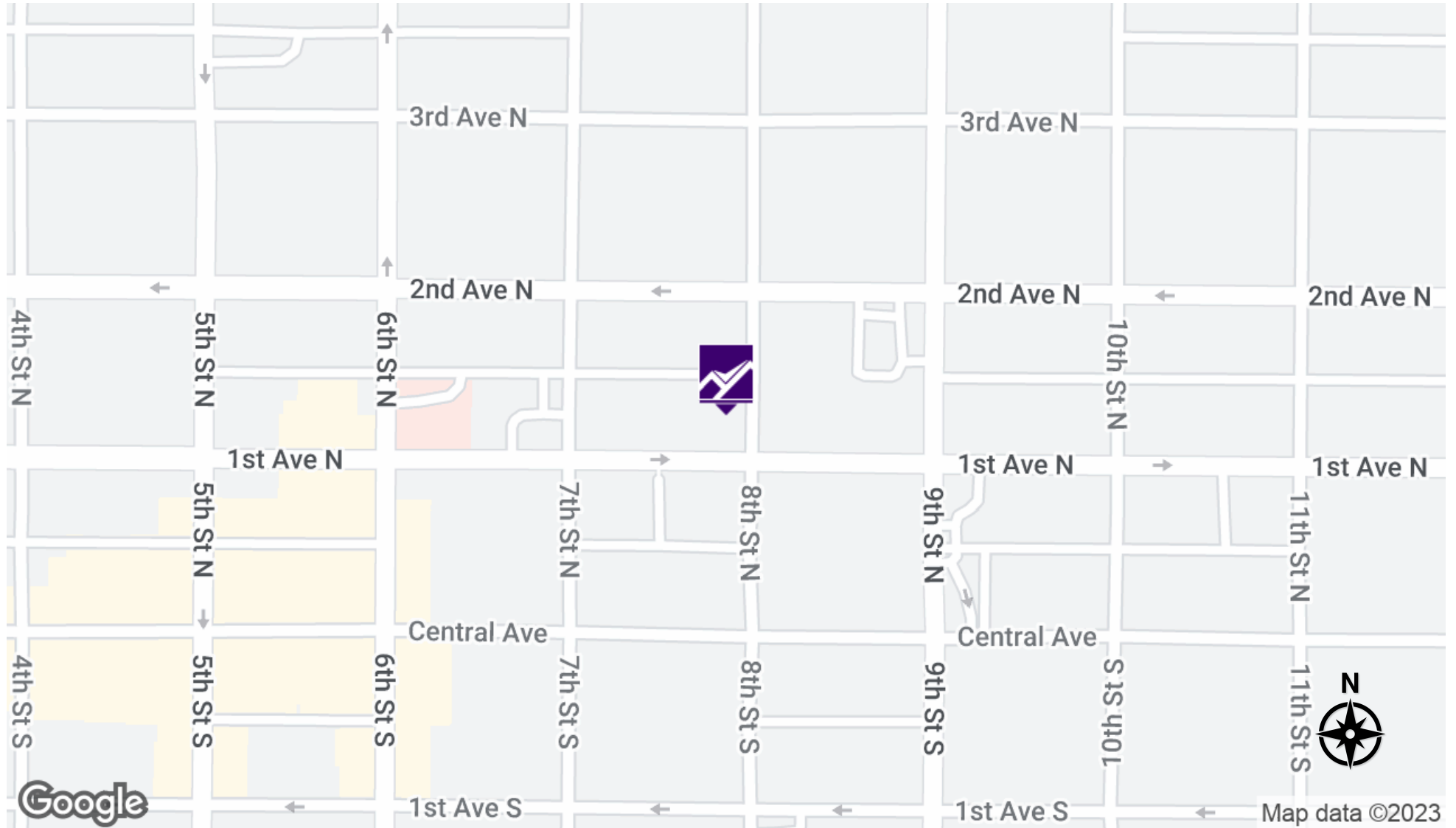


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LOCATION MAP



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RETAILER MAP



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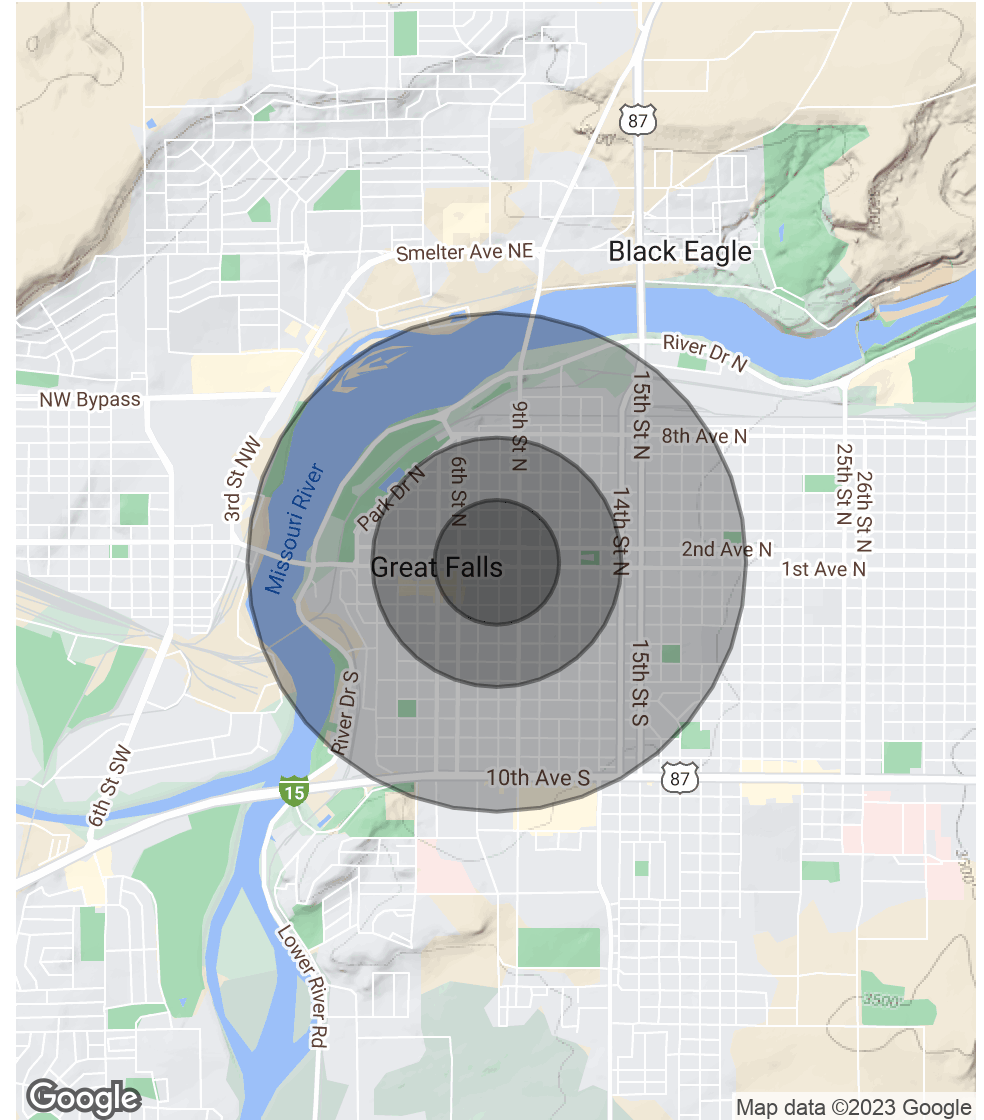
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,116	3,827	8,853
Average Age	40.9	37.0	36.5
Average Age (Male)	40.3	35.3	34.6
Average Age (Female)	44.1	39.9	38.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	785	2,338	4,859
# of Persons per HH	1.4	1.6	1.8
Average HH Income	\$29,419	\$32,681	\$37,001
Average House Value	\$329,941	\$199,070	\$248,393

* Demographic data derived from 2020 ACS - US Census

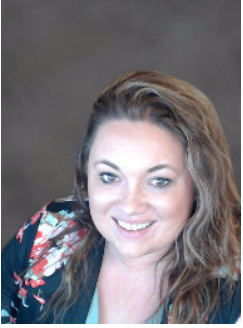


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ADVISOR BIO



KRISTA MACEK

Associate Broker | CRRP | CSM

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Direct: 406.282.0244

MT #BRO-LIC-53657

PROFESSIONAL BACKGROUND

Krista was born and raised in Great Falls, Montana and is an Associate Broker at Macek Companies, Inc. She specializes in Commercial Sales, Commercial Leasing, and Commercial Property Management. She has been part of the Macek Companies team since 2009. Krista has won the National Association of REALTORS® Commercial Award three times; 2019, 2020, and 2021.

Krista is currently the only International Council of Shopping Centers (ICSC) Certified Shopping Center Manager (CSM) and Certified Retail Real Estate Professional (CRRP) in the state of Montana. ICSC is the global trade association of the shopping center industry with more than 70,000 members in over 100 countries. These designations are earned by demonstrating years of qualified work experience, a mastery of a body of knowledge, completion of eligibility requirements, passage of a rigorous examinations, and commitment to a code of professional ethics.

Krista Macek earned the Certified Shopping Center Manager (CSM) Designation in 2016 and the Certified Retail Real Estate Professional (CRRP) Designation in 2019. She is currently pursuing her CCIM designation.

Krista oversees the day-to-day operations of Commercial Retail, Industrial, Office, and Shopping Center facilities. She manages the full life cycle of the rental process including maintenance & insurance administration, investor & tenant relations, budgeting, CAM estimates, CAM reconciliations, and lease administration. She currently has hands-on experience with over 800,000 SF of Commercial, Retail, Industrial, and Shopping Center management.

She also represents buyers and sellers of commercial properties acting as an intermediary in negotiations, advising, preparing contracts, etc.

MEMBERSHIPS

Krista is honored to be involved alongside Great Falls Association of REALTORS®, Montana Association of REALTORS®, and the Montana Regional MLS. Krista volunteers in the following capacities:

- Great Falls Association of REALTORS®-MLS Advisory Board Chair (2019 & 2020)
- Great Falls Association of REALTORS® – Board of Directors (2018-19) as State Director
- Montana Association of REALTORS® – Board of Directors (2019)
- Montana Association of REALTORS® – Professional Development Committee Member (2018-Present)
- Montana Regional MLS – Board of Governors (2019-2021)
- Montana Regional MLS - Treasurer (2020)
- Montana Regional MLS - Vice President (2021)
- National Association of REALTORS® Commercial Award Winner - 2019
- National Association of REALTORS® Commercial Award Winner - 2020
- National Association of REALTORS® Commercial Award Winner - 2021
- 2021 REALTOR® of the Year - Great Falls Association of REALTORS®

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