

## PREMIER R-6 DEVELOPMENT OPPORTUNITY

25 16th Avenue NW, Great Falls, MT 59404, Great Falls, Montana 59404



**Contact**

**Scott Blumfield**  
**Broker/Owner**

Catalyst Commercial  
406-750-0276  
License: RRE-RBS-LIC-  
16312  
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## PROPERTY INFORMATION

**Purchase Price**  
\$549,000.00

**Property Address**  
25 16th Avenue NW, Great Falls, MT 59404  
Great Falls, Montana 59404

**Property Size**  
65,340 Sq. Ft.

**Land Size**  
1.50 Acres

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### Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



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R-6 DEVELOPMENT  
OPPORTUNITY

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## PROPERTY OVERVIEW

Vacant 1.5/- acre lot currently zoned R-6, located at the intersection of 16th Ave NW and 1st St NW, with access to Division Rd and Smelter Ave NW. The R-6 zoning allows for a wide variety of development opportunities, including multi-family housing. The property is adjacent to Albertsons and near businesses like Wells Fargo, Valvoline, and Holiday, providing excellent commercial amenities. Schools and established residential neighborhoods are also nearby, making this lot suitable for diverse development possibilities. Its location offers great connectivity to main roads, enhancing its appeal for future projects. Contact Scott Blumfield at 406-750-0276 or your real estate professional today for more information.

# PROPERTY PHOTOS

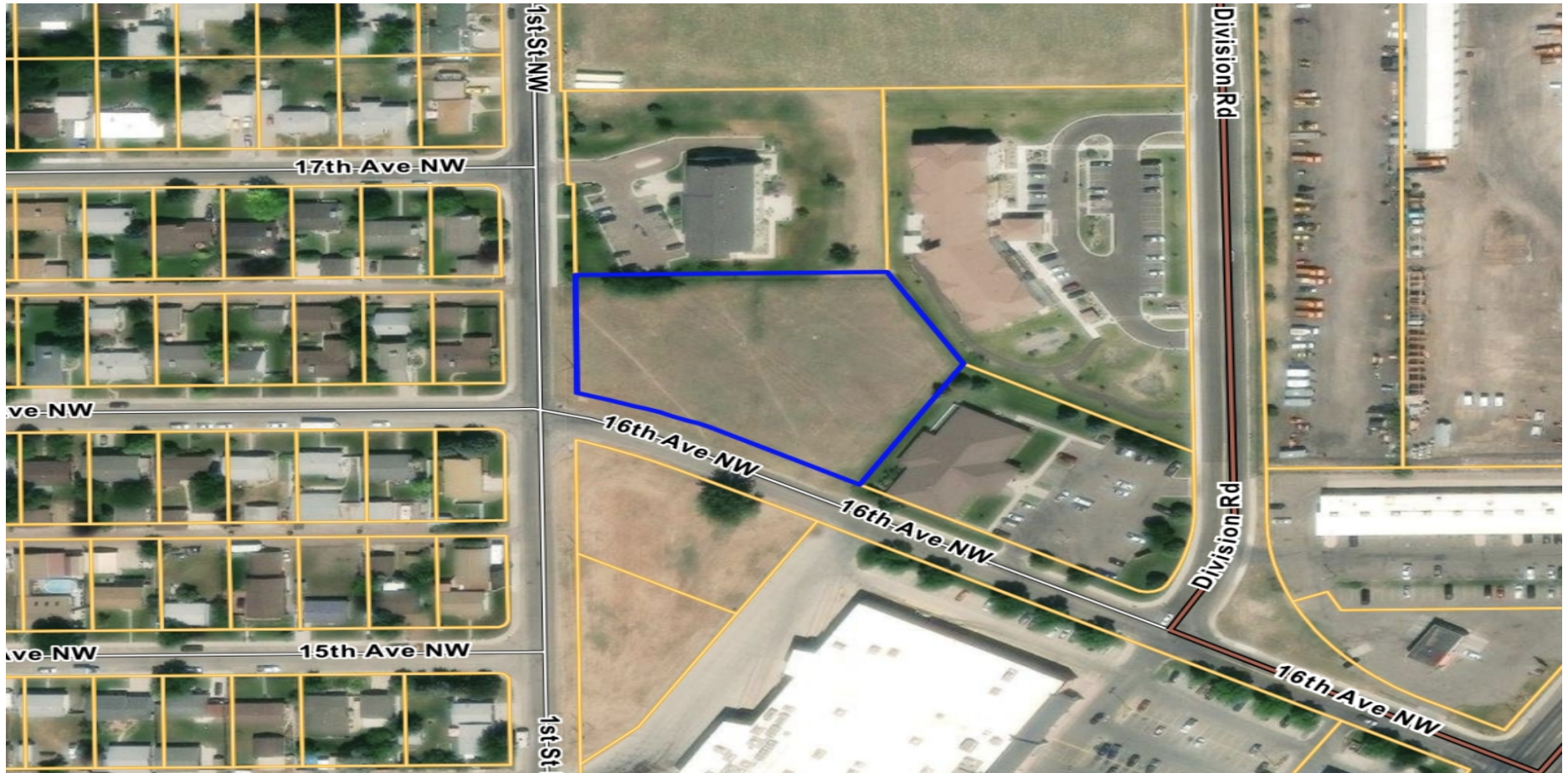


# PROPERTY PHOTOS



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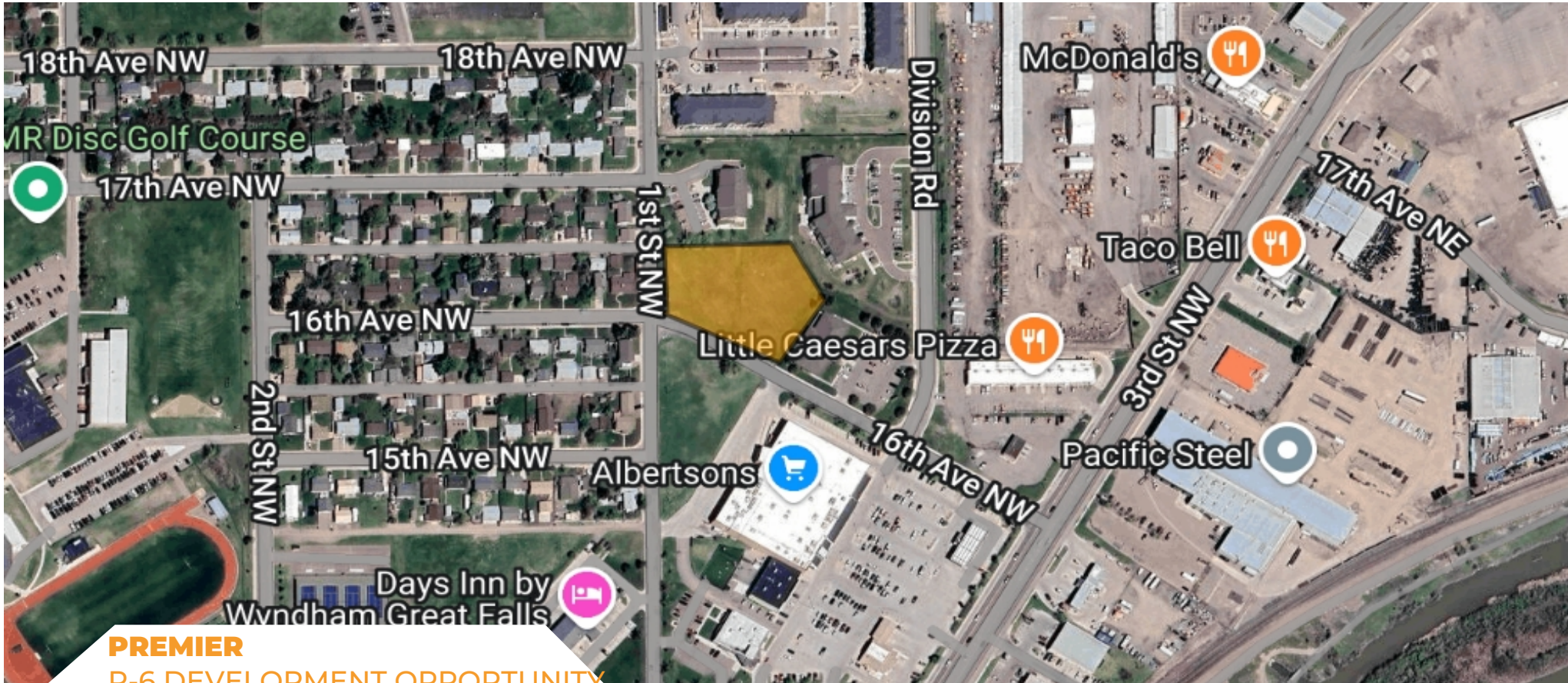




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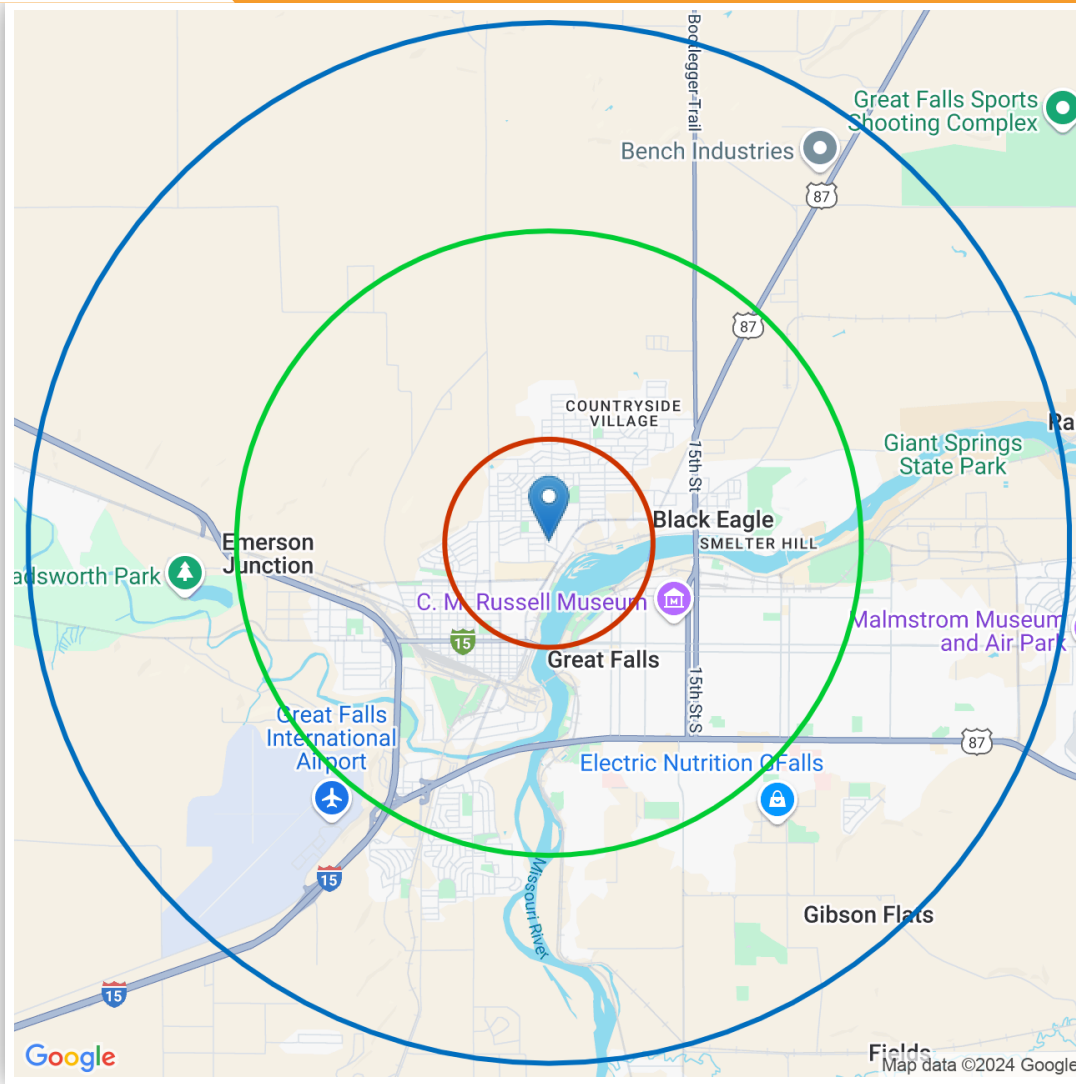
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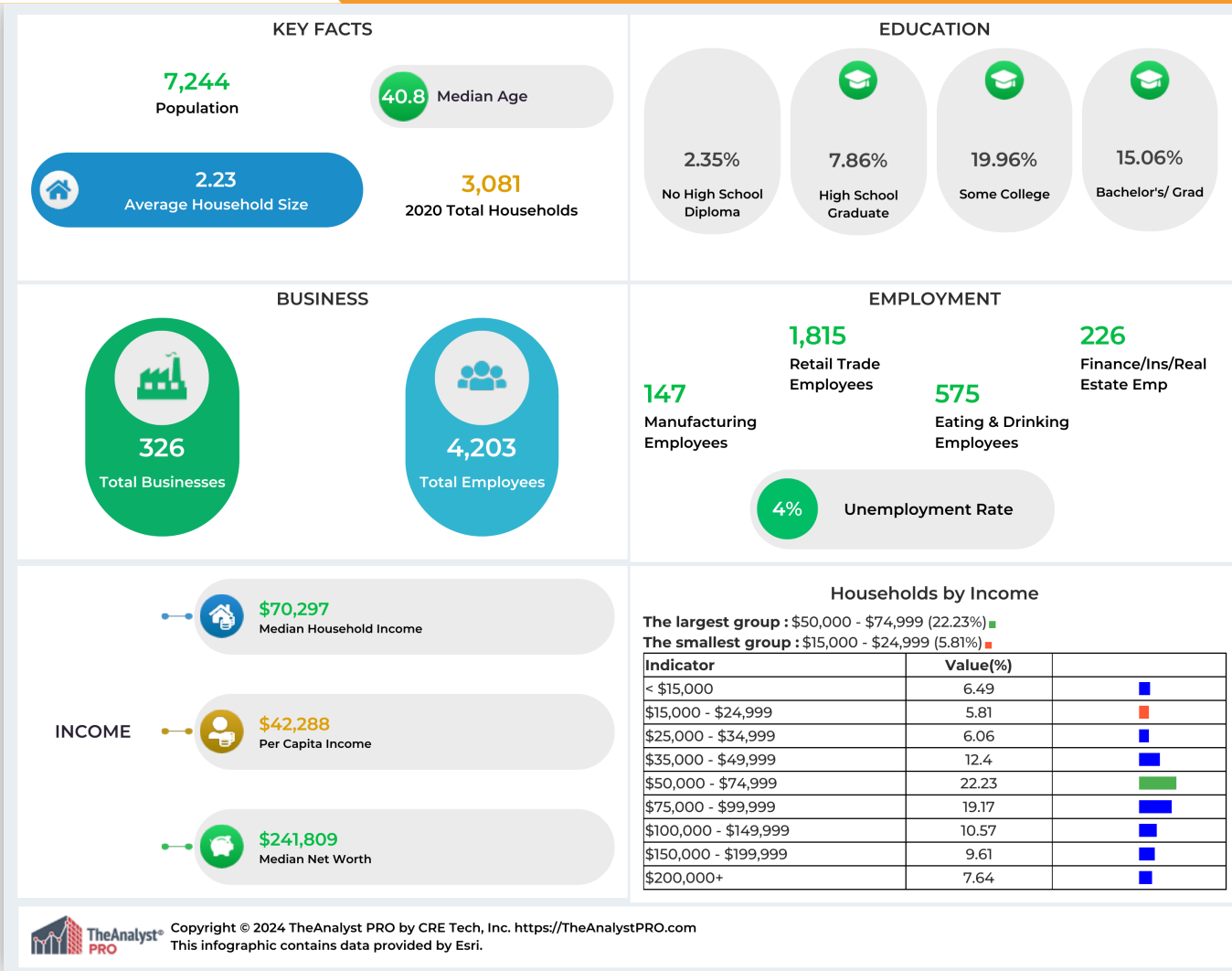
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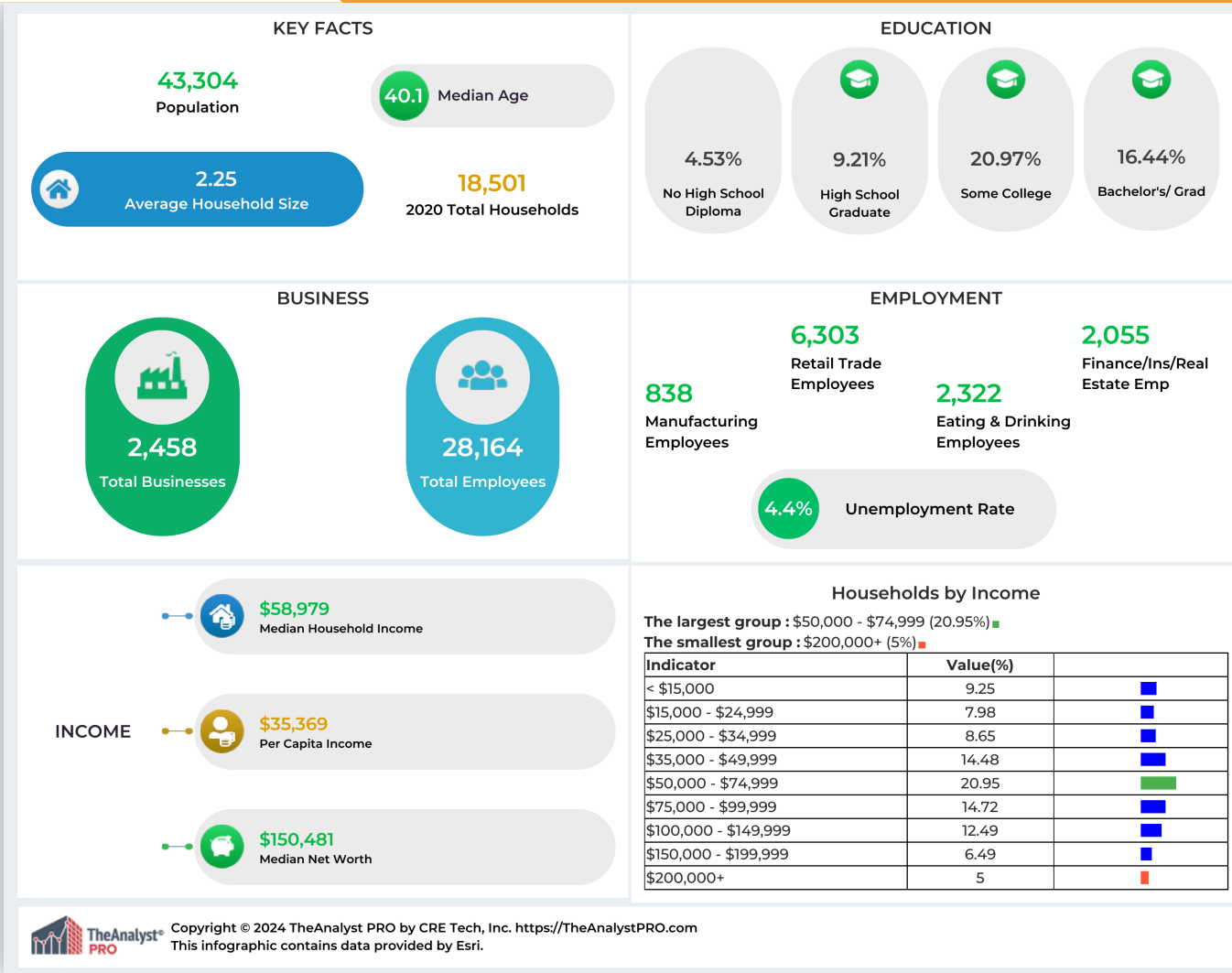
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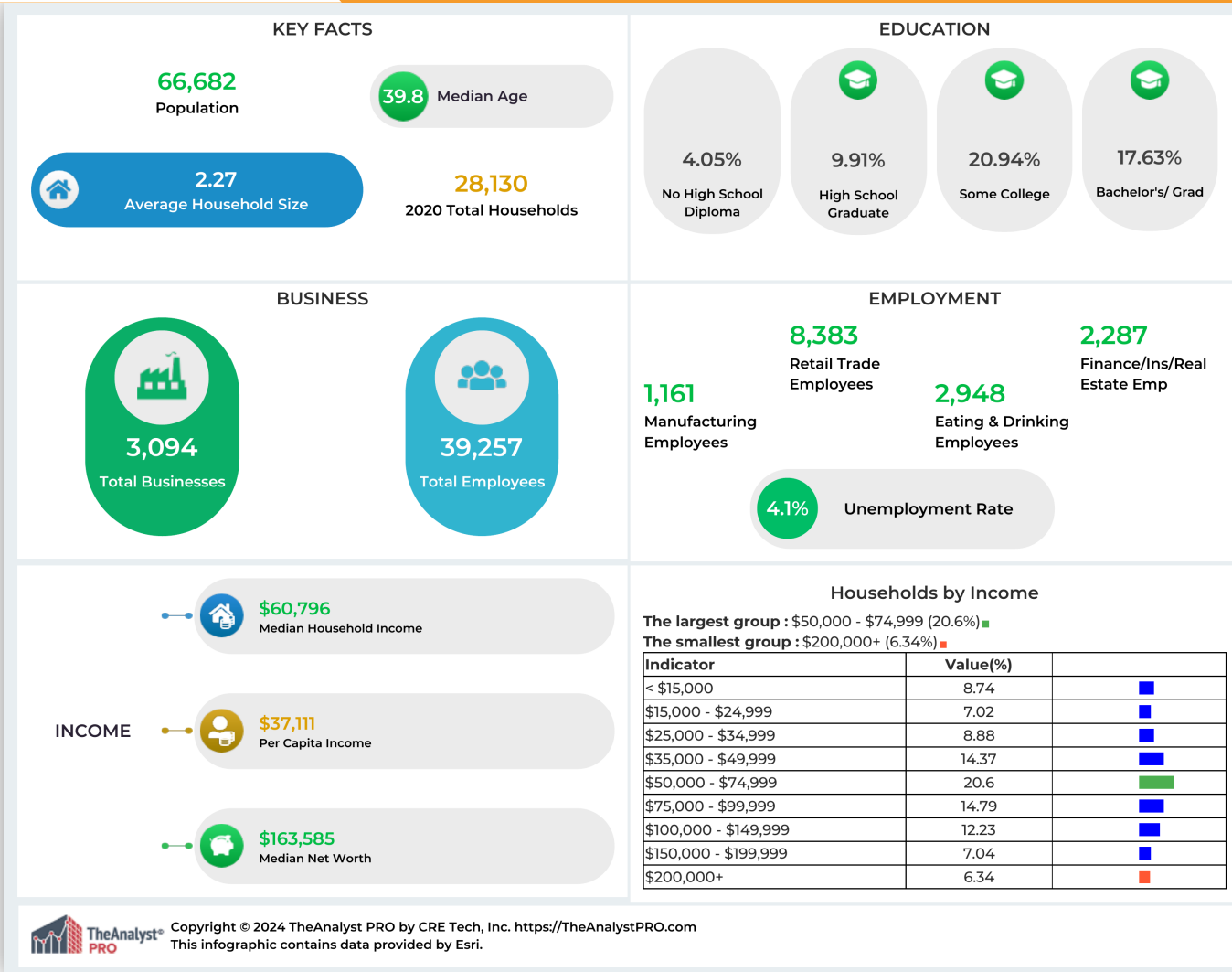
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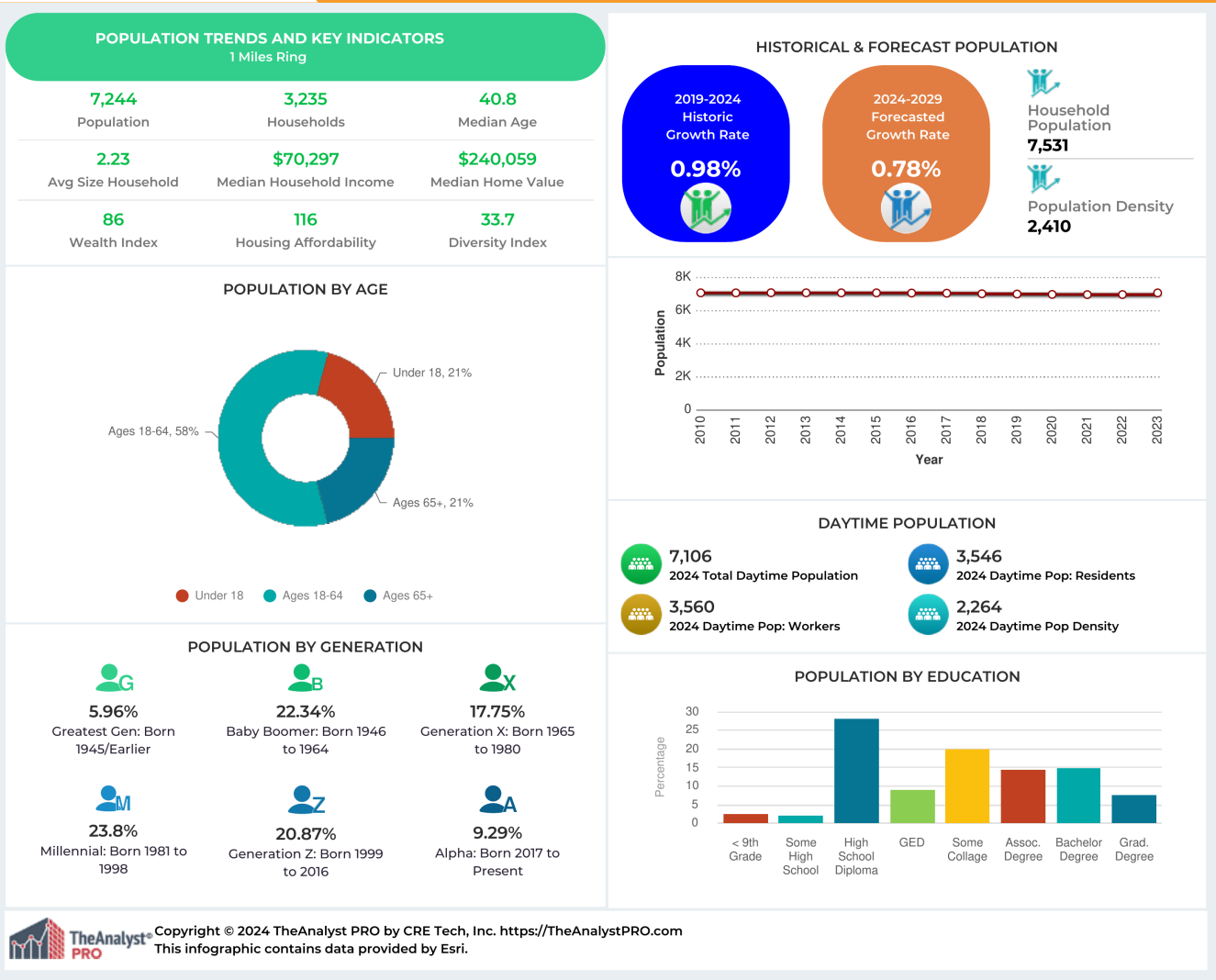
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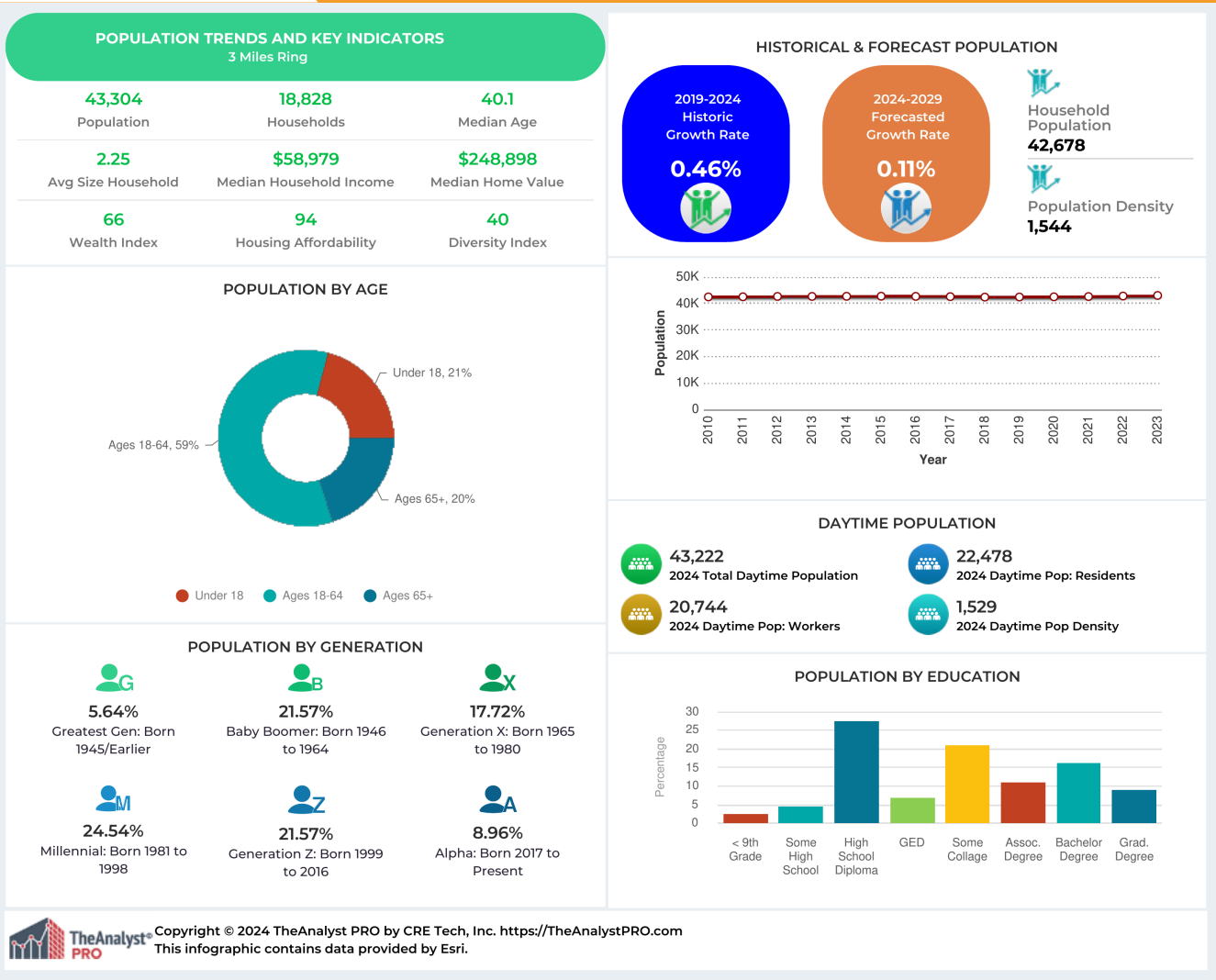
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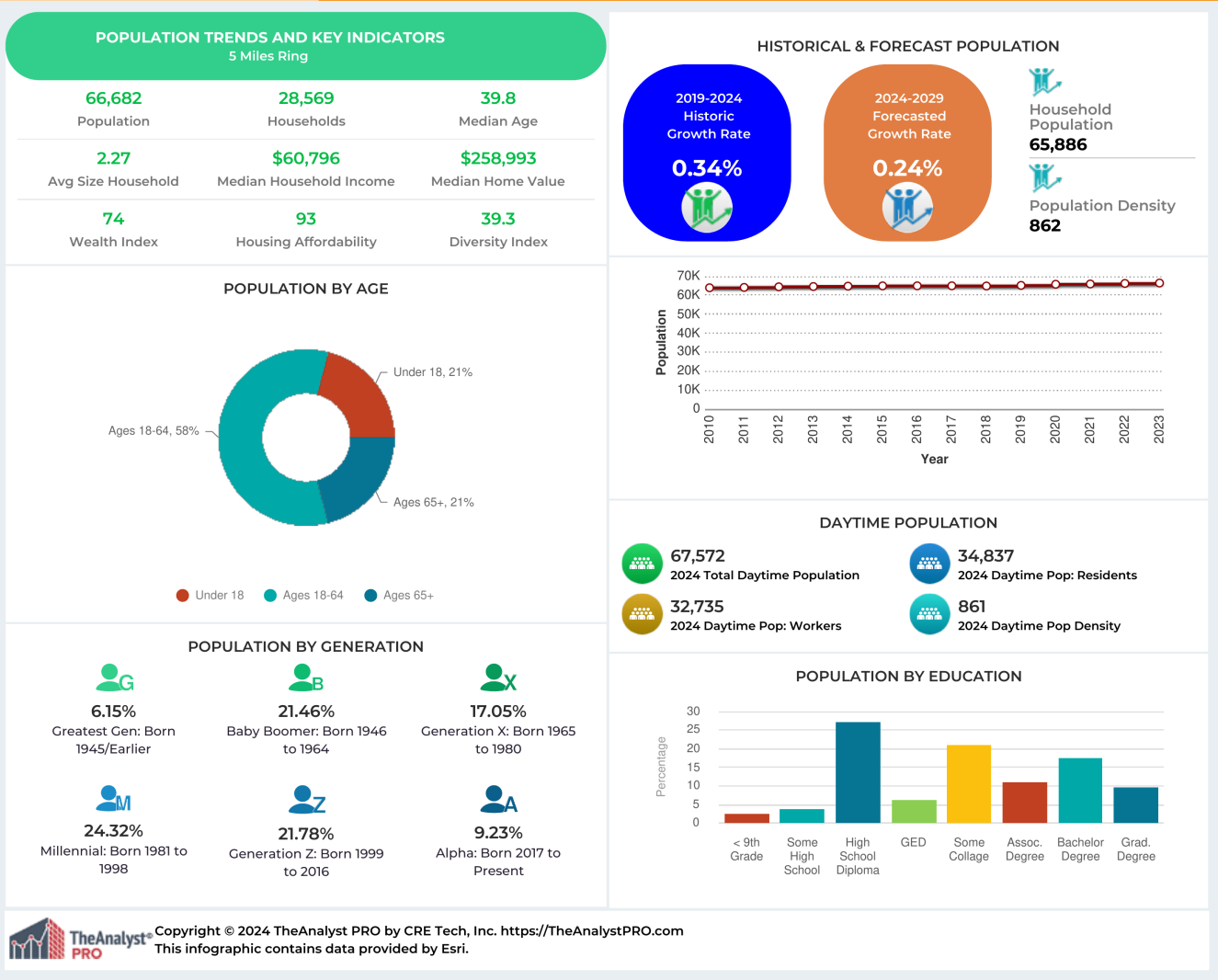


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