

Warehouse for SALE

3101 Vaughn Road

\$649,000

Approx. 5,000 SF of Interior Space

Great Falls, MT 59404

Approx. 1.07 Acre Lot



FEATURES

- Built in 2007
- Approx. 5,000 SF of interior space on approx. 1.07 acre lot
- Drive doors, central air, dedicated office space, restrooms and shower, training room, kitchenette
- 9-18' wall height
- 2023 Taxes: \$4,268.47
- Zoned: Industrial 1. Buyer to verify zoning with County for its intended use
- 2021 AADT: 8,315
- **Purchase 3101 & 3105 together for a discounted price of \$1,000,000!**

FOR MORE INFORMATION

Scott Blumfield

PLEASE CONTACT

Broker

406.750.0276

scott@catalyst-cre.com



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