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
PLEASE CONTACT

Scott Blumfield

Broker

406.750.0276

scott@catalyst-cre.com



www.catalyst-cre.com

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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