

Warehouse for SALE

3105 Vaughn Road

\$449,000

Approx. 5,760 SF of Interior Space

Great Falls, MT 59404

Approx. 0.315 Acre Lot



FEATURES

- Built in 1972
- Approx. 5,760 SF of interior space on approx. 0.315 acre lot
- Drive doors, office space, restroom with shower
- 16' wall height
- 2023 Taxes: \$3,794.34
- 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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