## 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** 

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use

Built in 1972

16' wall height

2023 Taxes: \$3,794.34

2021 AADT: 8,315



## FOR MORE INFORMATION PLEASE CONTACT

Scott Blumfield

Broker

406.750.0276

scott@catalyst-cre.com



Zoned: Industrial 1. Buyer to verify zoning with County for its intended

Purchase 3101 & 3105 together for a discounted price of \$1,000,000!

Approx. 5,760 SF of interior space on approx. 0.315 acre lot

Drive doors, office space, restroom with shower

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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