

1919

FORMER DIMITRI'S RESTAURANT W/ LARGE LAND PARCEL / SUBDIVISION READY

3RD STREET NW
GREAT FALLS, MT 59404

FOR SALE

RETAIL PROPERTY

FOR MORE INFORMATION, CONTACT

MARK MACEK - MBA, CCIM | PRESIDENT / BROKER

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406.282.0240



104 2ND STREET SOUTH

SUITE 100

GREAT FALLS, MT 59401

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FORMER DIMITRI'S RESTAURANT W/ LARGE LAND PARCEL - SUBDIVISION READY
3RD STREET NW, GREAT FALLS, MT 59404

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,550,000
Building Size:	5,829 SF
Available SF:	5,829 SF
Lot Size / Frontage:	2.68 Acres / 477'
Number of Units:	1
Year Built	1973
Traffic Count	26,295 CPD 2022
Zoning:	City-C2-General Commercial
Market:	North Central Montana
Submarket:	Great Falls

PROPERTY OVERVIEW

Prime location on NW Retail Corridor. Located between a Super Walmart and Albertson's Supermarket. Across from Autozone and City Brew Coffee. Nearby retail includes North 40 Outfitters, TJMaxx, ULTA, Staples, Dollar Tree, Ace Hardware and Sam's Club. Multiple national and local restaurants in the area. Pad lot location in front of the former Westgate Shopping Center. Full turn access into the site from and to 3rd Street NW. High visibility frontage. Larger site provides enough room for multiple users. Highest traffic counts in the NW Great Falls Retail Corridor. Property is ready for subdivision if a smaller parcel size is desired.

PROPERTY HIGHLIGHTS

- High Visibility NW Retail Location / Large Land Parcel / Ready for Subdivision
- Highest Traffic Counts in NW Great Falls
- Between Super Walmart & Albertson's Supermarket
- Former Dimitri's Restaurant Building / Good Restaurant Bar Layout



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PROPERTY DETAILS

Sale Price

\$1,550,000

LOCATION INFORMATION

Building Name	Former Dimitri's Restaurant w/ Large Land Parcel
Street Address	1919 3rd Street NW
City, State, Zip	Great Falls, MT 59404
County	Cascade
Market	North Central Montana
Sub-market	Great Falls
Cross-Streets	3rd Street NW / Smelter Avenue
Side of the Street	South
Signal Intersection	No Access to Signal
Road Type	Paved
Market Type	Regional
Nearest Highway	3rd Street NW
Nearest Airport	Great Falls International Airport

BUILDING INFORMATION

Building Size	5,829 SF
Tenancy	Single
Number of Floors	1
Year Built	1973
Condition	Average

PROPERTY INFORMATION

Zoning	City-C2-General Commercial
Property Subtype	Street Retail
Lot Size	2.68 Acres
Lot Frontage	477.25 ft
Lot Depth	234.52 ft - Variable
Traffic Count	22,250 CPD 2020
Traffic Count Street	Smelter Avenue
Traffic Count Frontage	477

Amenities

High Visibility NW Retail Location
Highest Traffic Counts in NW GF
Between Super Walmart & Albertson's
Former Dimitri's Restaurant Building /
Good Restaurant Bar Layout
Large Land Parcel

Property Type	Retail
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PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface - Large Lot

UTILITIES & AMENITIES

Natural Gas	Energy West
Electricity	Northwestern Energy
Water & Sewer	City of Great Falls



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ADDITIONAL PHOTOS



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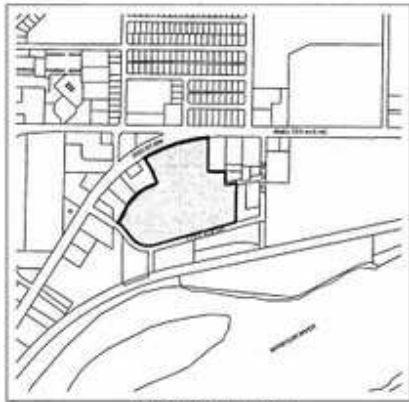
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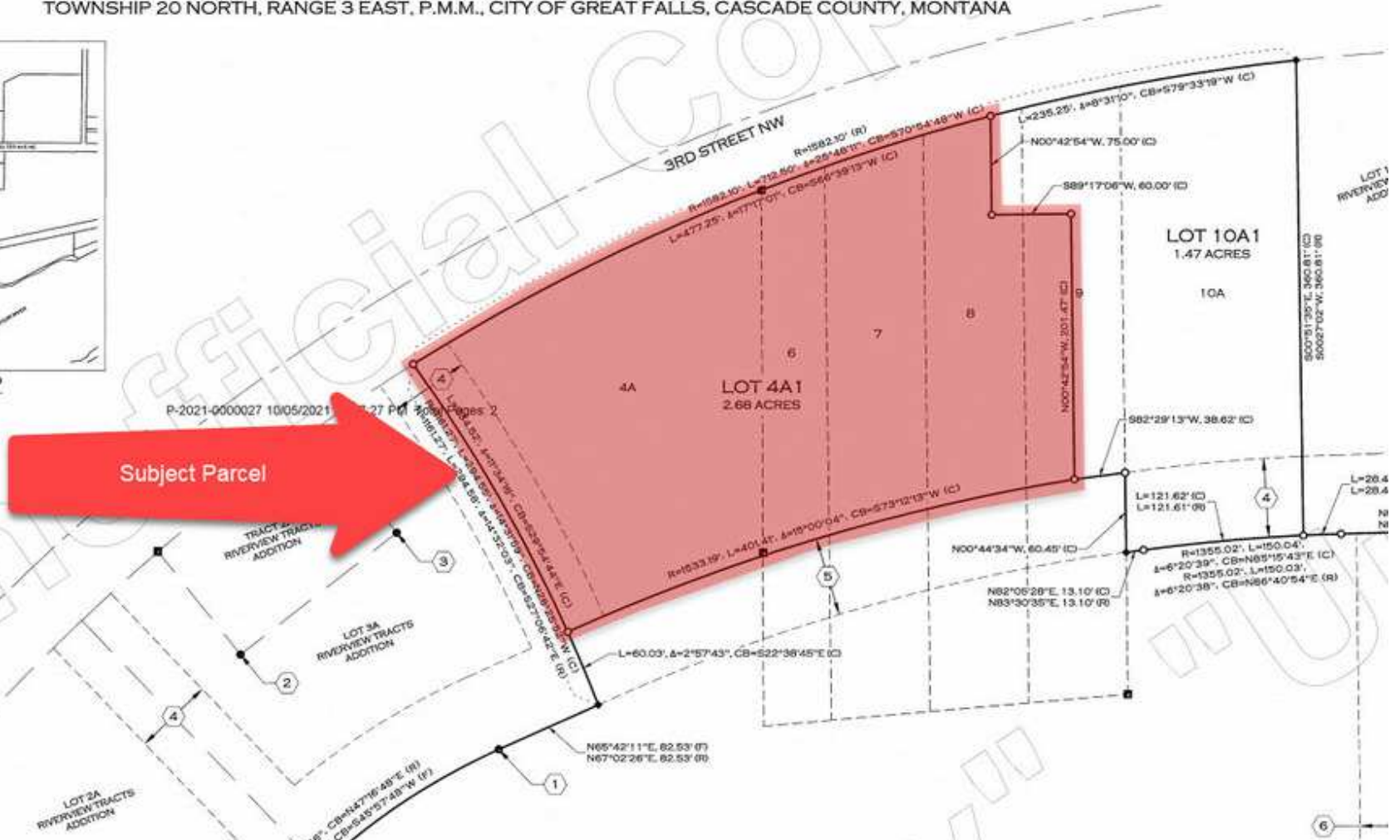
PROPERTY SURVEY

TRACTS 6-9 OF THE AMENDED PLAT OF TRACTS 5, 6, 7, 8 AND 9 RIVERVIEW TRACTS ADDITION

LOCATED IN GOVERNMENT LOT 4 OF SECTION 1, AND GOVERNMENT LOT 1 OF SECTION 2,
TOWNSHIP 20 NORTH, RANGE 3 EAST, P.M.M., CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA



VICINITY MAP
NOT TO SCALE



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DETAIL AERIAL



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RETAILER MAP



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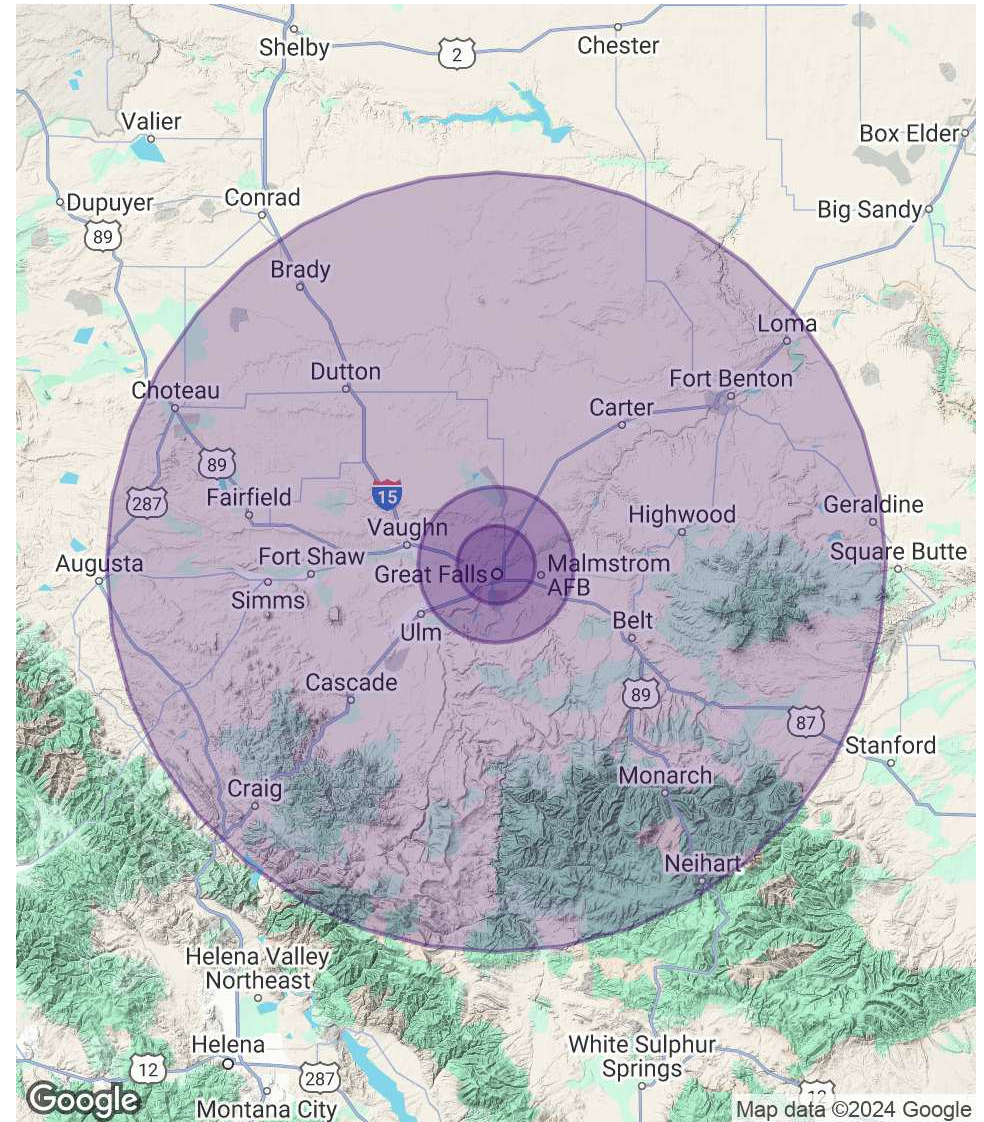
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DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	10 MILES	50 MILES
Total Population	63,831	95,309	116,033
Average Age	38.1	38.6	40.6
Average Age (Male)	37.8	37.7	39.5
Average Age (Female)	39.8	40.4	42.1

HOUSEHOLDS & INCOME	5 MILES	10 MILES	50 MILES
Total Households	27,510	39,827	47,694
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$48,705	\$52,378	\$55,486
Average House Value	\$159,318	\$169,937	\$178,813

* Demographic data derived from 2020 ACS - US Census



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BIO



MARK MACEK - MBA, CCIM

President / Broker

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MT #RRE-BRO-LIC-6296

PROFESSIONAL BACKGROUND

Mark Macek has been in the commercial real estate business since 1989 and has been involved in brokerage, investment, development, property management and consulting. He represents local, regional and national clients in the northwest region of the U.S. specializing in major Montana markets.

Mark has achieved the coveted CCIM Designation held by less than 6% of practicing commercial real estate professionals. He served as International President of the CCIM Institute in 2015. The CCIM Institute has over 12,000 members in 30 countries.

EDUCATION

Masters of Business Administration (MBA) – University of Montana

Bachelor of Science (BS) – Construction Engineering – Montana State University

CCIM Designation

MEMBERSHIPS

CCIM Institute - Past International President (2015)

ICSC - International Council of Shopping Centers - Member

Leadership Montana - Program Graduate 2018

Great Falls Development Authority - Treasurer / Executive Committee / Director

National Association of REALTORS - Past State President / Past National Leadership Team Member

Great Falls Chamber of Commerce - Past Chairman of the Board

Rotary



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