Professional Office/Retail Space for LEASE

26 4th Street North

\$14.00/SF/YR NNN

Approx. 7,519 SF of Interior Space

Great Falls, MT 59401

Parking Garage Across Street

Grade A; built in 1930; remodeled in 2015

and reception, kitchen and exam rooms

Ideal for professional service, retail, or medical

Landlord offering discounted rent to nonprofits! Opportunity Zone; in the heart of Downtown

Tenants include Keen Kut and The Sun Spot

12' wall height; central air

behind building

with City

Many offices, restrooms, conference areas, dedicated waiting room

Right across the street from City parking garage and paved parking lot

Local management provided by Cottonwood Property Management

Zoned C-4 Central Business Core; Tenant to verify its intended use

Triple Net Lease (Tenant their share of building expenses)





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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MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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