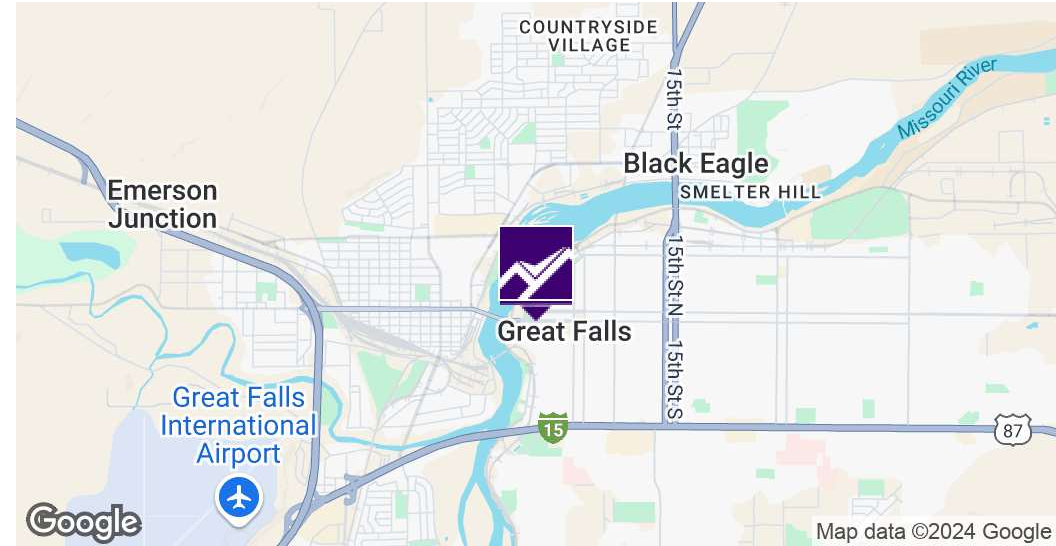


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GLOBAL FINANCIAL BUILDING

1ST AVENUE NORTH, GREAT FALLS, MT 59401

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|------------------|--------------------------|
| Sale Price: | \$1,195,000 |
| Building Size: | 18,502 SF / 2 Levels |
| Number of Units: | 3 |
| Price / SF: | \$80.80 |
| Year Built: | 1988 |
| Zoning: | C4-Central Business Core |
| Market: | North Central Montana |
| Submarket: | Great Falls |
| Traffic Count: | 16,018 |

PROPERTY OVERVIEW

Prime Professional Office Building Located in Downtown Great Falls / High Visibility Location / Excellent Condition - Well Maintained / Adjacent Parking Lot on Central Avenue also Available for Purchase / Across from the City of Great Falls Civic Center & Offices / Professional Office Layout with Offices, Open Work Areas, Conference & Storage Areas / Currently Three Units with One (1) Existing Tenant with Short Term Lease Who Would Remain if Desired / Main Level 9,200 SF / Lower Level 9,302 SF / Majority of the building is occupied by the Seller who will not remain a Tenant in the building after the sale.

PROPERTY HIGHLIGHTS

- Prime Downtown High Visibility Location / Excellent Condition - Well Maintained
- Combination of Office, Conference Rooms, Open Work and Storage Areas - Elevator to Lower Level
- Unique Finishes and Vaulted Ceilings
- Parking Spaces Adjacent to the Building / Additional Adjacent Lot Available
- Attractive Brick Exterior / Standing Seam Metal Roof



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GLOBAL FINANCIAL BUILDING

1ST AVENUE NORTH, GREAT FALLS, MT 59401

PROPERTY DETAILS

Sale Price

\$1,195,000

LOCATION INFORMATION

| | |
|---------------------|-------------------------------|
| Building Name | Global Financial Building |
| Street Address | 100 1st Avenue North |
| City, State, Zip | Great Falls, MT 59401 |
| County | Cascade |
| Market | North Central Montana |
| Sub-market | Great Falls |
| Cross-Streets | 1st Avenue North & Park Drive |
| Township | 20 North |
| Range | 03 East |
| Section | 12 |
| Side of the Street | South |
| Signal Intersection | Yes |
| Road Type | Paved |
| Market Type | Medium |
| Nearest Highway | Interstate 15 |
| Nearest Airport | Great Falls International |

BUILDING INFORMATION

| | |
|----------------|-----------|
| Building Size | 18,502 SF |
| Building Class | B |
| Tenancy | Multiple |

PROPERTY INFORMATION

| | |
|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| Property Type | Office |
| Property Subtype | Office Building |
| Zoning | C4-Central Business Core |
| APN # | 0000159225 & 0000159725 |
| Total Land Size (Main & Parking Lot) | 33,750 SF |
| Main Lot Size (150' x 150') | 22,500 SF |
| Additional Parking Lot Size (75' x 75') Available for Purchase | 11,250 SF |
| Corner Property | Yes |
| Traffic Count | 16018 |
| Traffic Count Street | 1st Avenue North - West of Property |
| Amenities | Open Floor Plan / Elevator / Vaulted Ceilings / Full Lower Level / Vault Area / Excellent Parking |

PARKING & TRANSPORTATION

| | |
|----------------------------------------------------------------|---------|
| Street Parking | Yes |
| Parking Type | Surface |
| Parking Ratio (with Additional Parking Lot) | 2.81 |
| Main Building Parking Spaces / Additional Available Lot Spaces | 22/31 |

UTILITIES & AMENITIES

| | |
|-----------------|-----|
| Handicap Access | Yes |
| Elevators | 1 |



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ADDITIONAL PHOTOS - EXTERIOR



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ADDITIONAL PHOTOS - EXTERIOR



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ADDITIONAL PHOTOS - OFFICE AREAS



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ADDITIONAL PHOTOS - CONFERENCE /
STORAGE



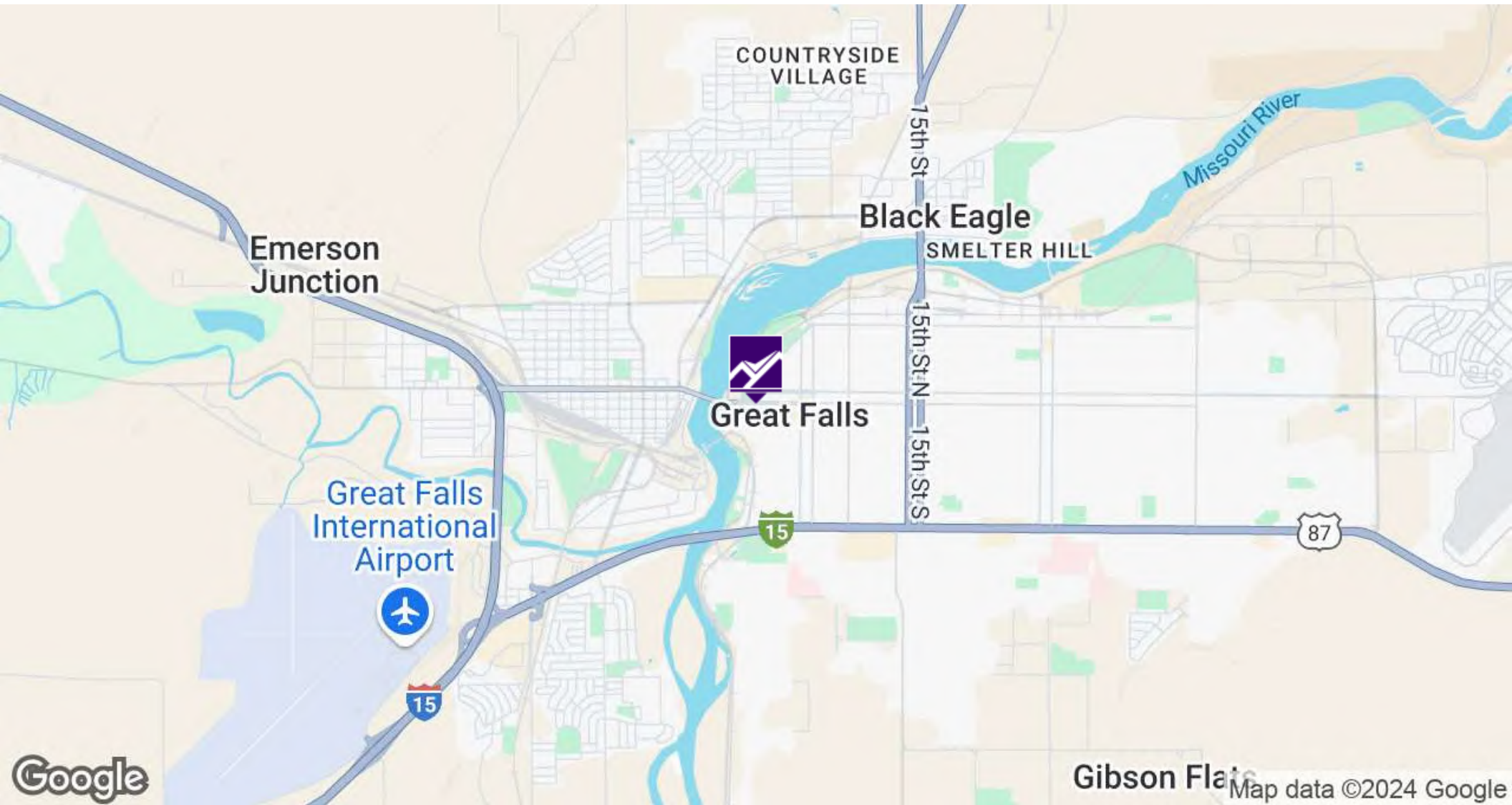
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LOCATION MAP



Google

Gibson Flats Map data ©2024 Google



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1ST AVENUE NORTH, GREAT FALLS, MT 59401

AERIAL MAP



Cascade County Courthouse



City of Great Falls
Civic Center

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/Geo



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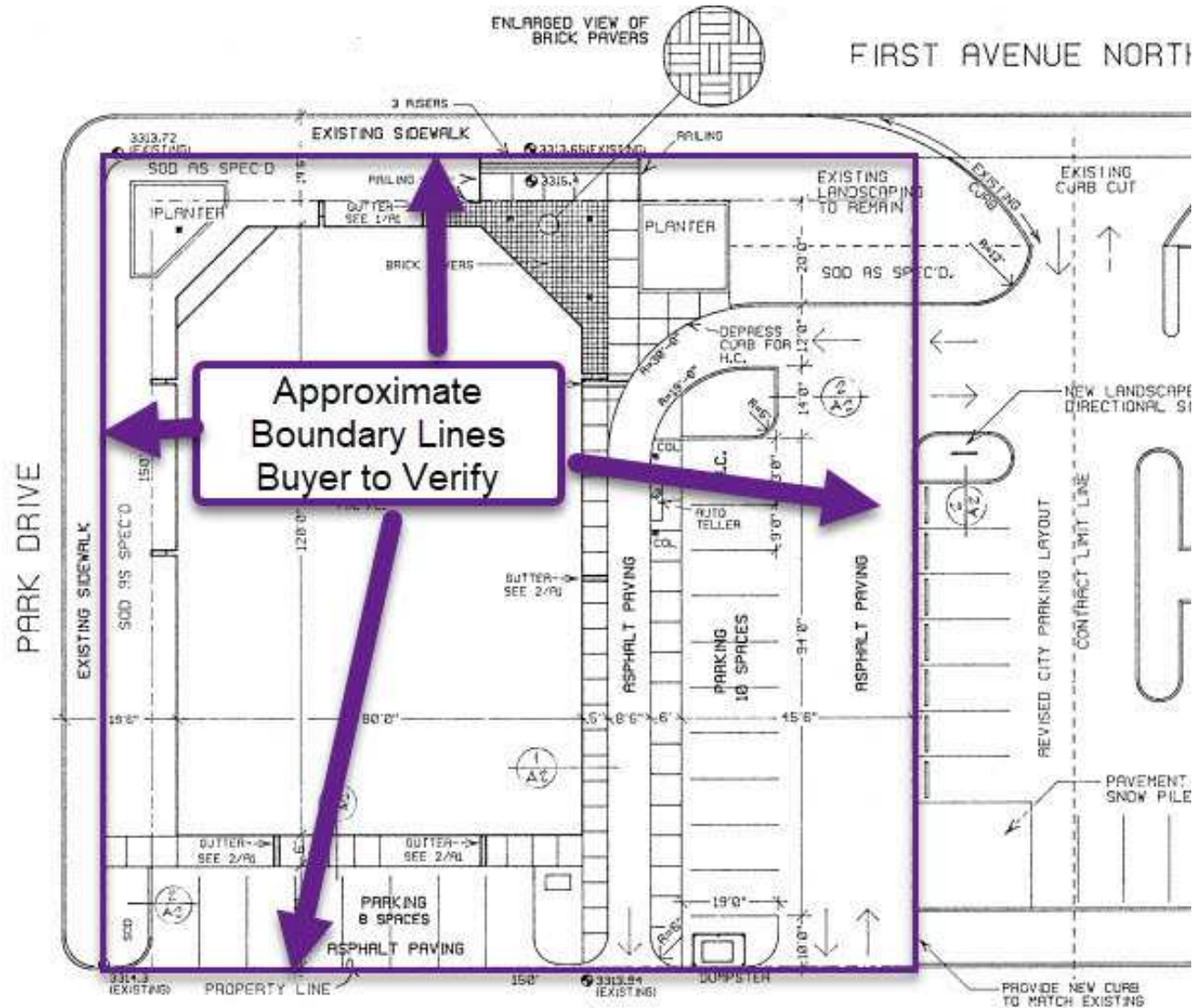
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AERIAL MAP-DETAILED



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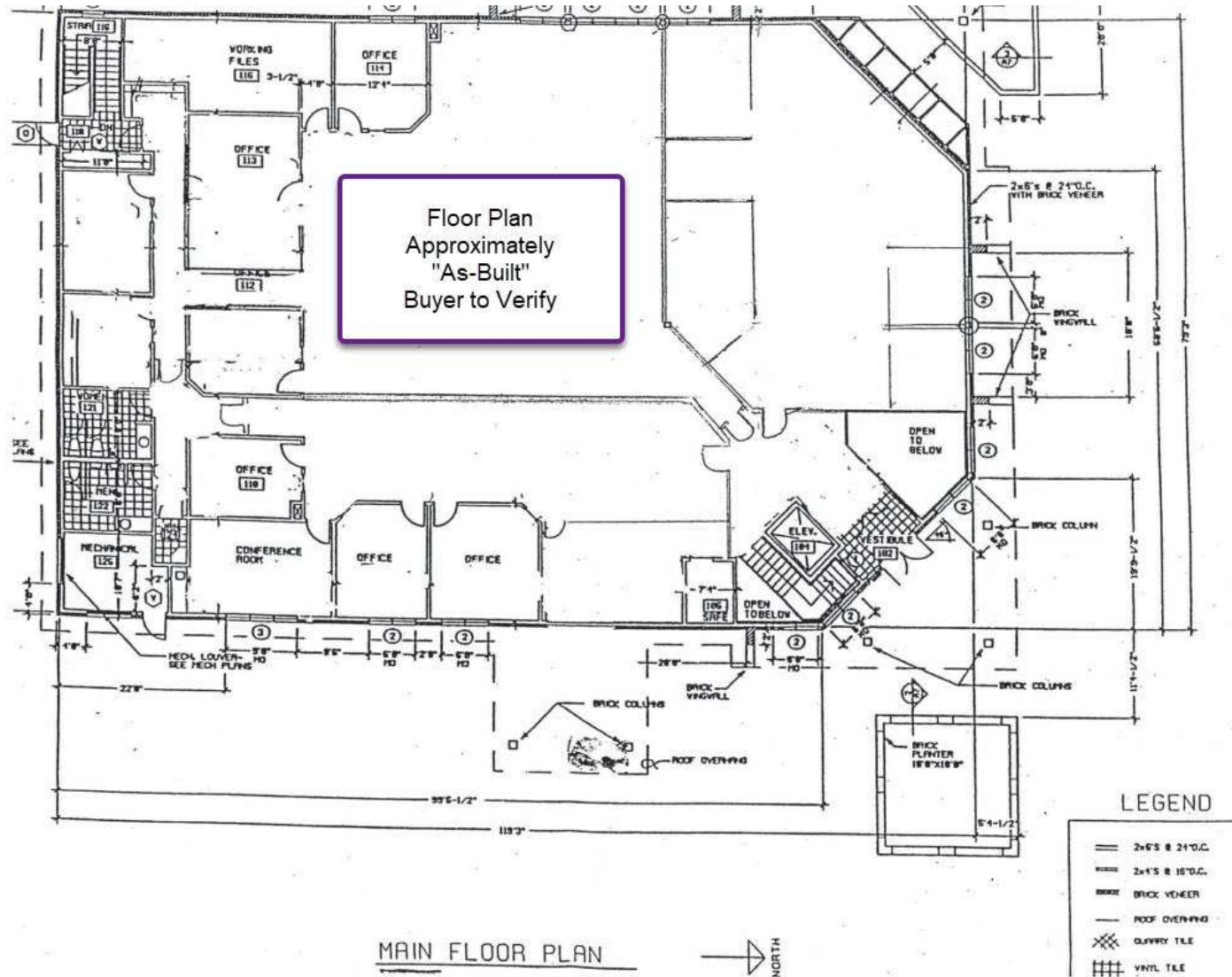
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FLOOR PLAN - MAIN LEVEL



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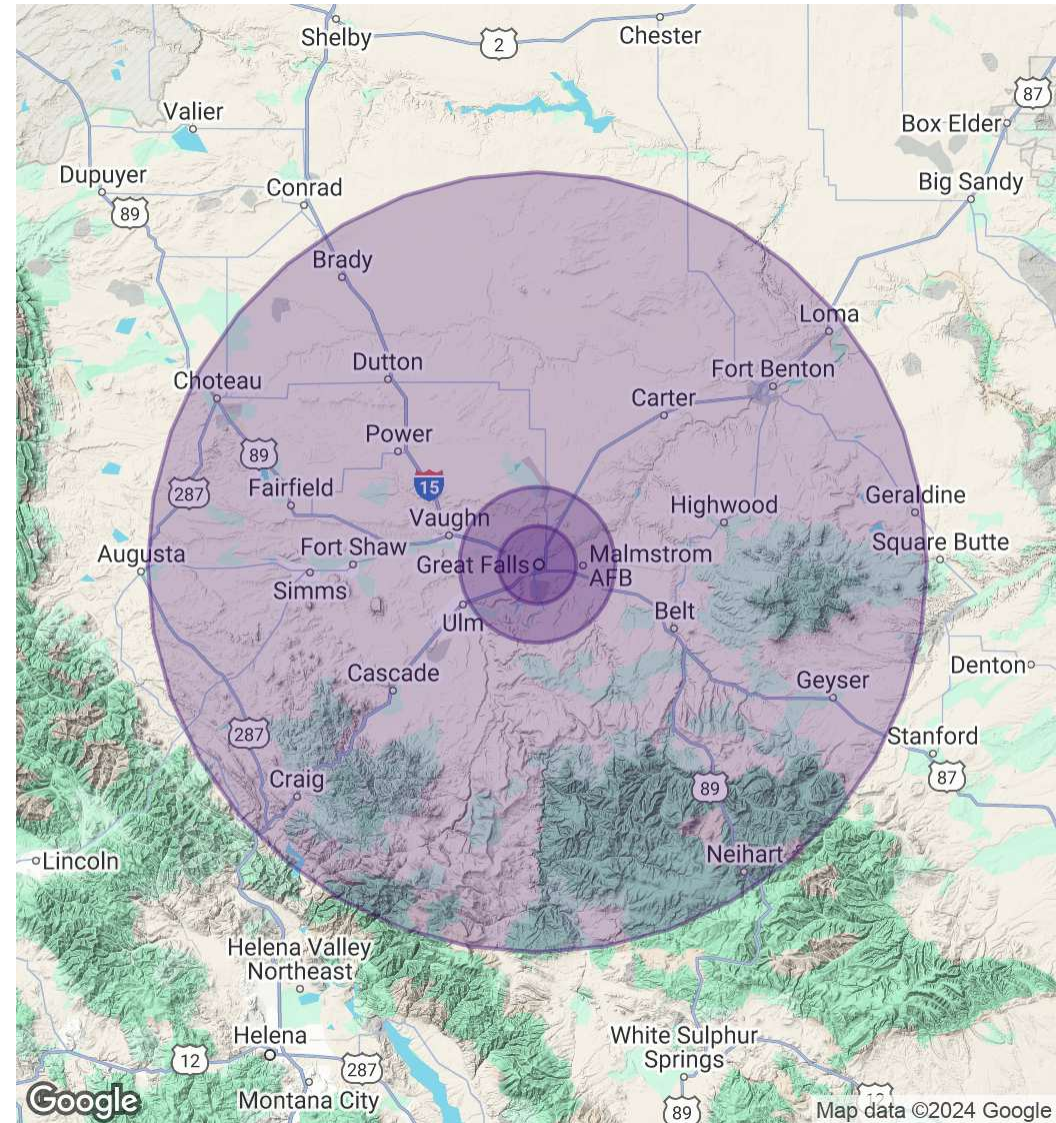
1ST AVENUE NORTH, GREAT FALLS, MT 59401

DEMOGRAPHICS MAP & REPORT

| POPULATION | 5 MILES | 10 MILES | 50 MILES |
|----------------------|---------|----------|----------|
| Total Population | 64,571 | 71,423 | 91,296 |
| Average Age | 38.9 | 38.7 | 40.5 |
| Average Age (Male) | 37.8 | 37.8 | 39.5 |
| Average Age (Female) | 40.2 | 40.0 | 41.7 |

| HOUSEHOLDS & INCOME | 5 MILES | 10 MILES | 50 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 30,601 | 33,231 | 44,426 |
| # of Persons per HH | 2.1 | 2.1 | 2.1 |
| Average HH Income | \$61,445 | \$63,030 | \$61,214 |
| Average House Value | \$174,043 | \$177,970 | \$184,789 |

2020 American Community Survey (ACS)



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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 - Past Chairman 2021-2023

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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