

312

GREAT RETAIL/OFFICE LOCATION

CENTRAL AVENUE WEST
GREAT FALLS, MT 59404

FOR SALE

RETAIL PROPERTY

FOR MORE INFORMATION, CONTACT

KRISTA MACEK | ASSOCIATE BROKER | CRRP | CSM

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406.282.0244



104 2ND STREET SOUTH

SUITE 100

GREAT FALLS, MT 59401

406.727.5505

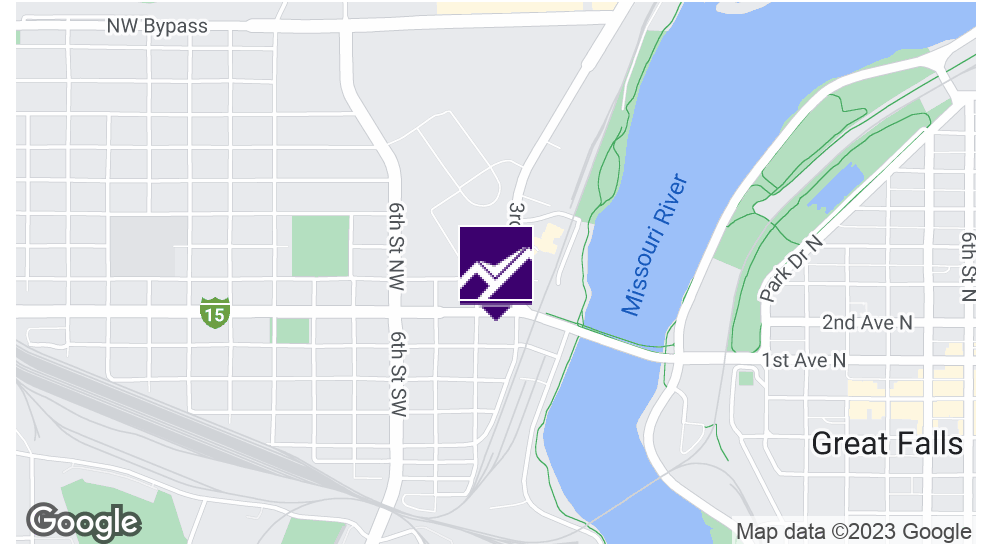
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EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|-----------|
| Sale Price: | \$279,900 |
| Building Size: | 2,640 SF |
| Lot Size: | 6,250 SF |
| Price / SF: | \$106.02 |
| Year Built: | 1949 |
| Zoning: | C-2 |
| Traffic Count: | 16,738 |

PROPERTY OVERVIEW

Home of Alias Smith & Jones Pawn Shop for decades, this property boasts several features that make it an ideal space for your business needs. Upon stepping inside, you'll immediately notice the large display windows, perfectly suited for showcasing your products or services, they also fill the space with an abundance of natural light. With convenient parking right at your doorstep, you can ensure hassle-free access to your business at all times. There is a spacious storage room providing for plenty of space for inventory, equipment, or supplies. The building includes a restroom, office, and additional storage on the second level. Situated on a busy street, this property offers excellent visibility and foot traffic. Don't miss out on this remarkable building with the perfect amount of space and functionality. Tenant is on a month to month lease, they will not be staying.

PROPERTY HIGHLIGHTS

- Excellent Location
- High Traffic Counts
- Retail Floor



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ADDITIONAL PHOTOS



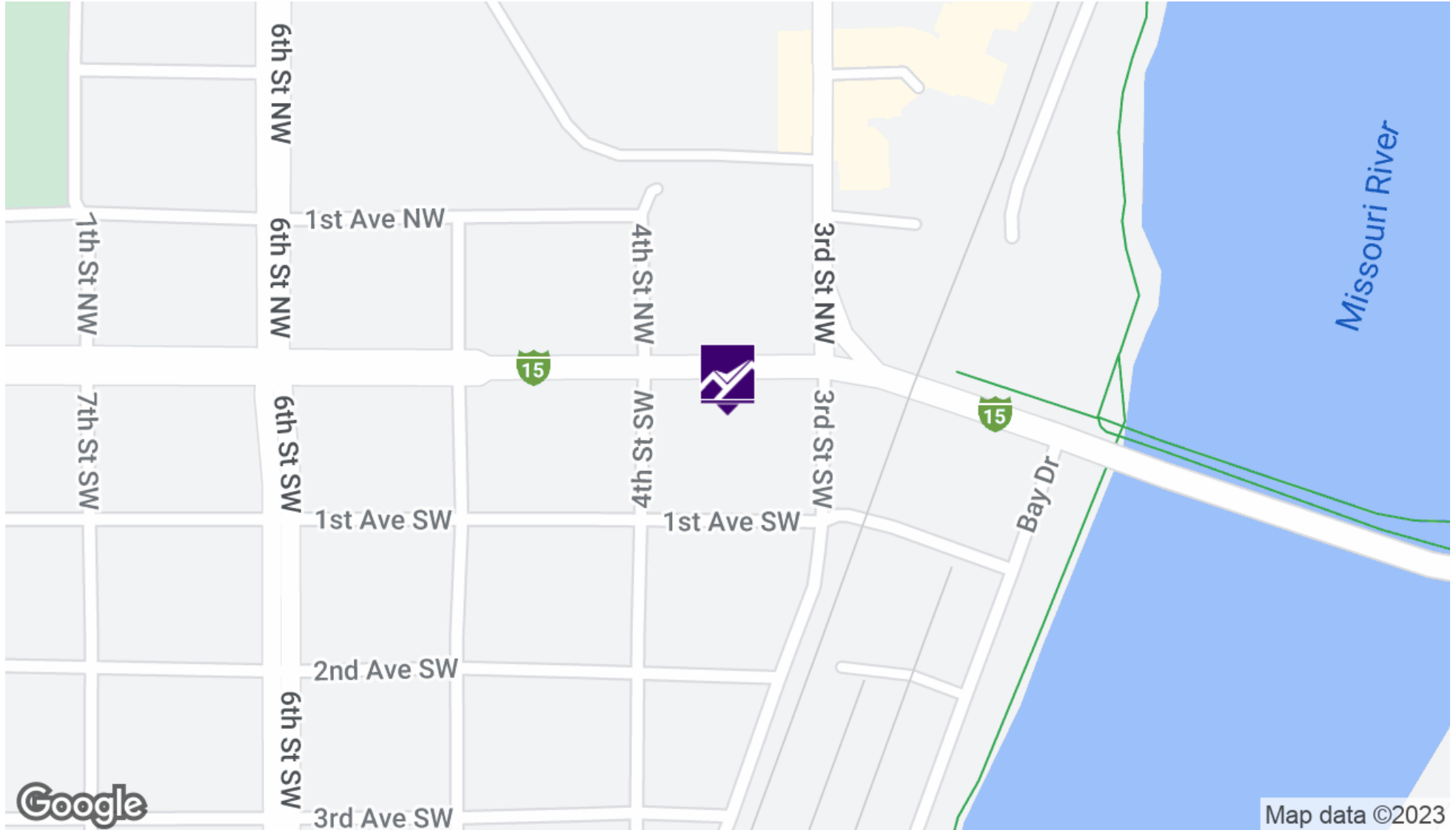
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LOCATION MAP

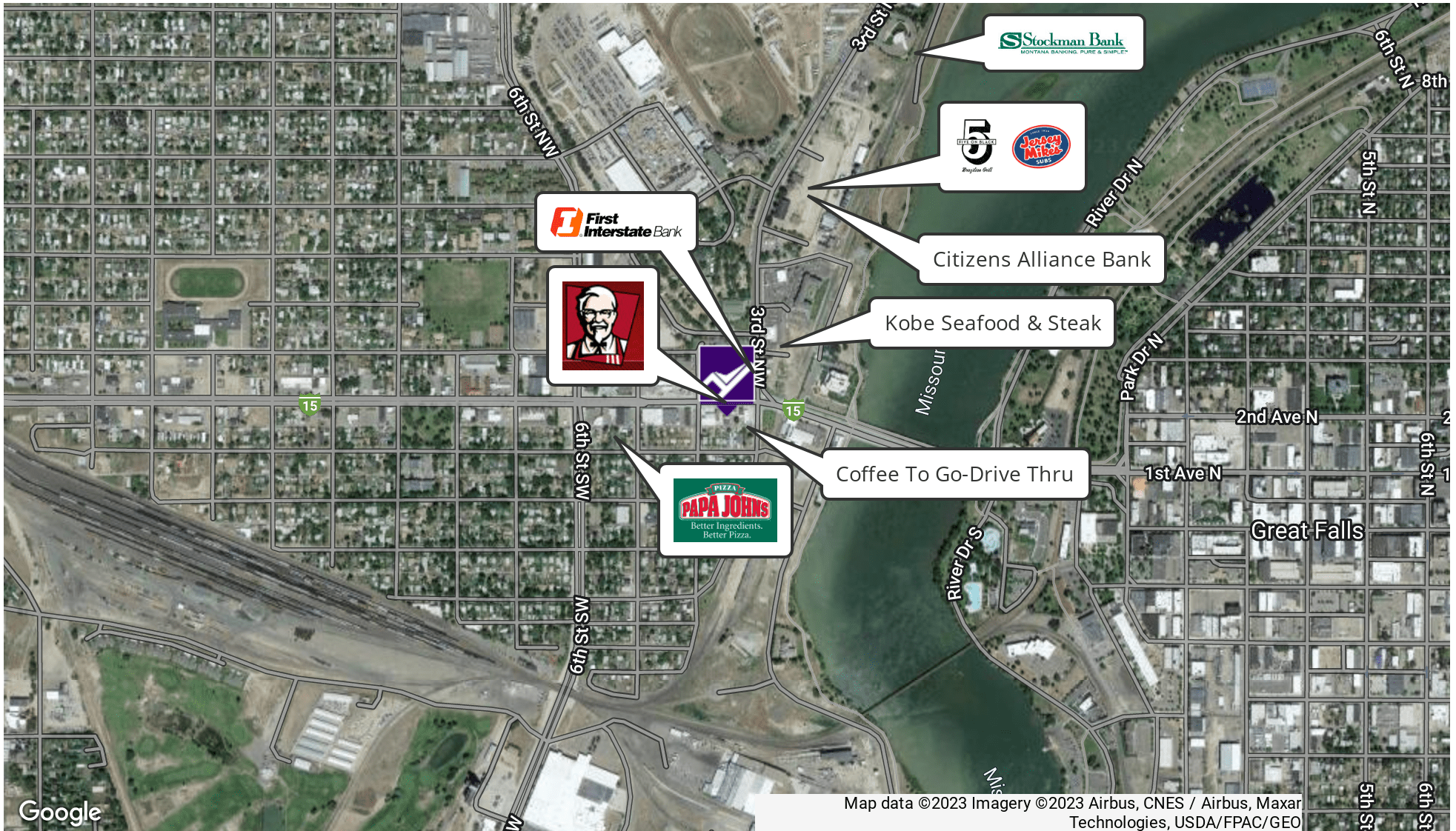


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RETAILER MAP



Google

Map data ©2023 Imagery ©2023 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/Geo



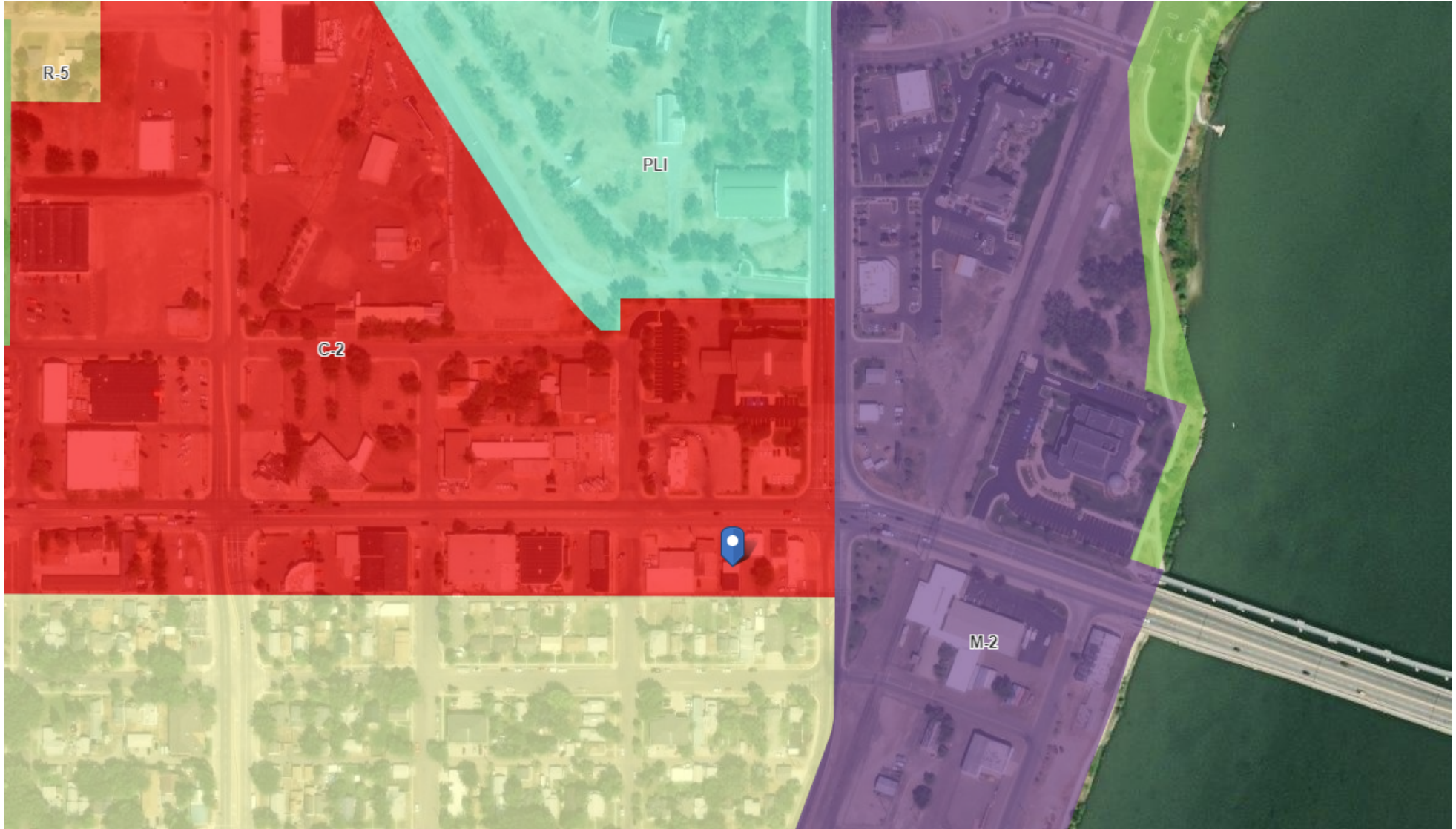
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ZONING MAP - ZONED C-2 GENERAL
COMMERCIAL



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TRAFFIC COUNTS



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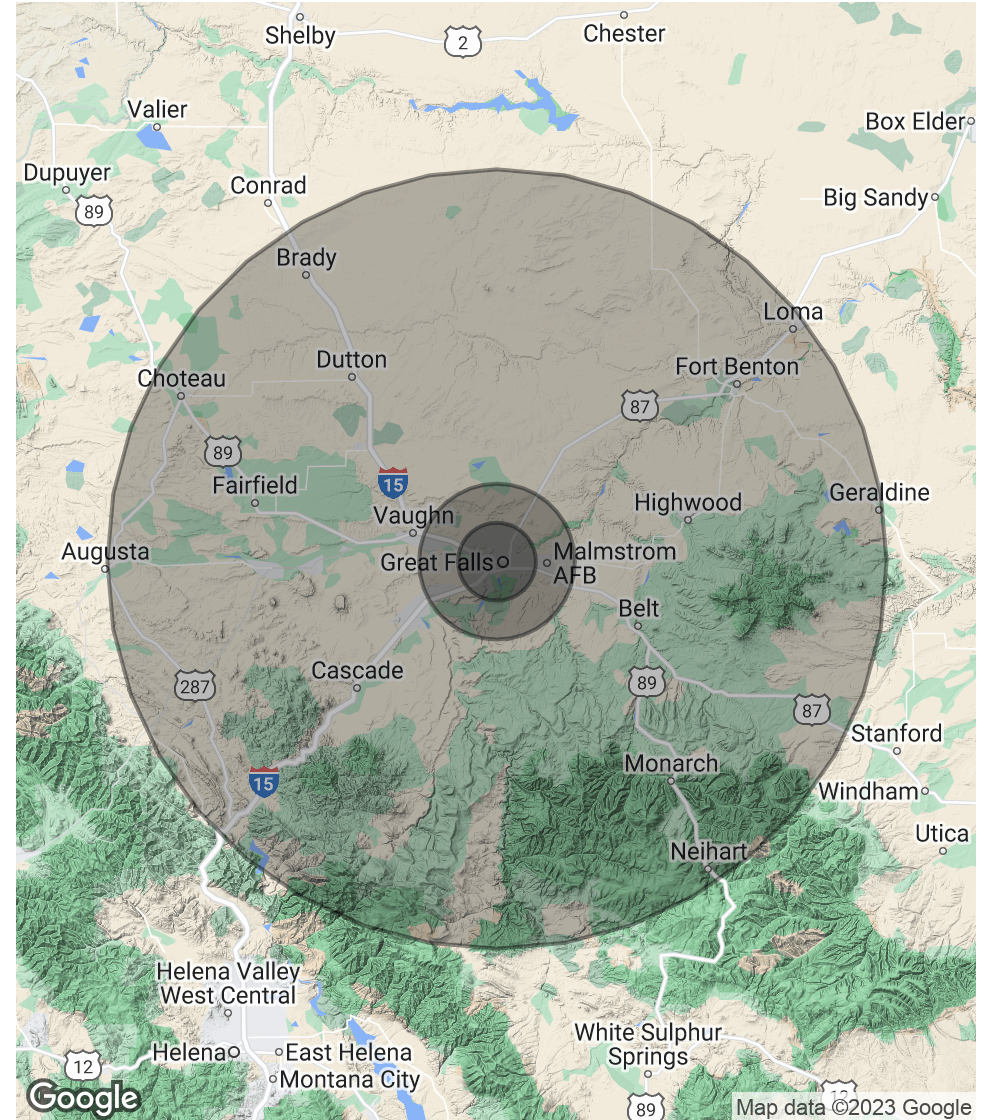
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DEMOGRAPHICS MAP & REPORT

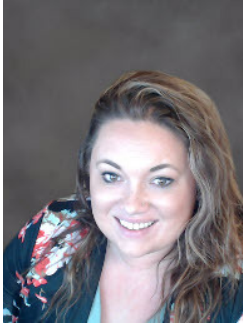
| POPULATION | 5 MILES | 10 MILES | 50 MILES |
|----------------------|---------|----------|----------|
| Total Population | 62,081 | 71,622 | 91,311 |
| Average Age | 39.2 | 38.7 | 40.5 |
| Average Age (Male) | 38.1 | 37.8 | 39.5 |
| Average Age (Female) | 40.6 | 40.0 | 41.7 |

| HOUSEHOLDS & INCOME | 5 MILES | 10 MILES | 50 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 29,646 | 33,309 | 44,444 |
| # of Persons per HH | 2.1 | 2.2 | 2.1 |
| Average HH Income | \$61,657 | \$63,012 | \$61,213 |
| Average House Value | \$177,871 | \$177,926 | \$184,858 |

* Demographic data derived from 2020 ACS - US Census



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**KRISTA MACEK**

Associate Broker | CRRP | CSM

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MT #BRO-LIC-53657

PROFESSIONAL BACKGROUND

Krista was born and raised in Great Falls, Montana and is an Associate Broker at Macek Companies, Inc. She specializes in Commercial Sales, Commercial Leasing, and Commercial Property Management. She has been part of the Macek Companies team since 2009. Krista has won the National Association of REALTORS® Commercial Award three times; 2019, 2020, and 2021.

Krista is currently the only International Council of Shopping Centers (ICSC) Certified Shopping Center Manager (CSM) and Certified Retail Real Estate Professional (CRRP) in the state of Montana. ICSC is the global trade association of the shopping center industry with more than 70,000 members in over 100 countries. These designations are earned by demonstrating years of qualified work experience, a mastery of a body of knowledge, completion of eligibility requirements, passage of a rigorous examinations, and commitment to a code of professional ethics.

Krista Macek earned the Certified Shopping Center Manager (CSM) Designation in 2016 and the Certified Retail Real Estate Professional (CRRP) Designation in 2019. She is currently pursuing her CCIM designation.

Krista oversees the day-to-day operations of Commercial Retail, Industrial, Office, and Shopping Center facilities. She manages the full life cycle of the rental process including maintenance & insurance administration, investor & tenant relations, budgeting, CAM estimates, CAM reconciliations, and lease administration. She currently has hands-on experience with over 800,000 SF of Commercial, Retail, Industrial, and Shopping Center management.

She also represents buyers and sellers of commercial properties acting as an intermediary in negotiations, advising, preparing contracts, etc.

MEMBERSHIPS

Krista is honored to be involved alongside Great Falls Association of REALTORS®, Montana Association of REALTORS®, and the Montana Regional MLS. Krista volunteers in the following capacities:

Great Falls Association of REALTORS®-MLS Advisory Board Chair (2019 & 2020)
 Great Falls Association of REALTORS® – Board of Directors (2018-19) as State Director
 Montana Association of REALTORS® – Board of Directors (2019)
 Montana Association of REALTORS® – Professional Development Committee Member (2018-Present)
 Montana Regional MLS – Board of Governors (2019-2021)
 Montana Regional MLS - Treasurer (2020)
 Montana Regional MLS - Vice President (2021)
 National Association of REALTORS® Commercial Award Winner - 2019
 National Association of REALTORS® Commercial Award Winner - 2020
 National Association of REALTORS® Commercial Award Winner - 2021
 2021 REALTOR® of the Year - Great Falls Association of REALTORS®

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