

Land for SALE

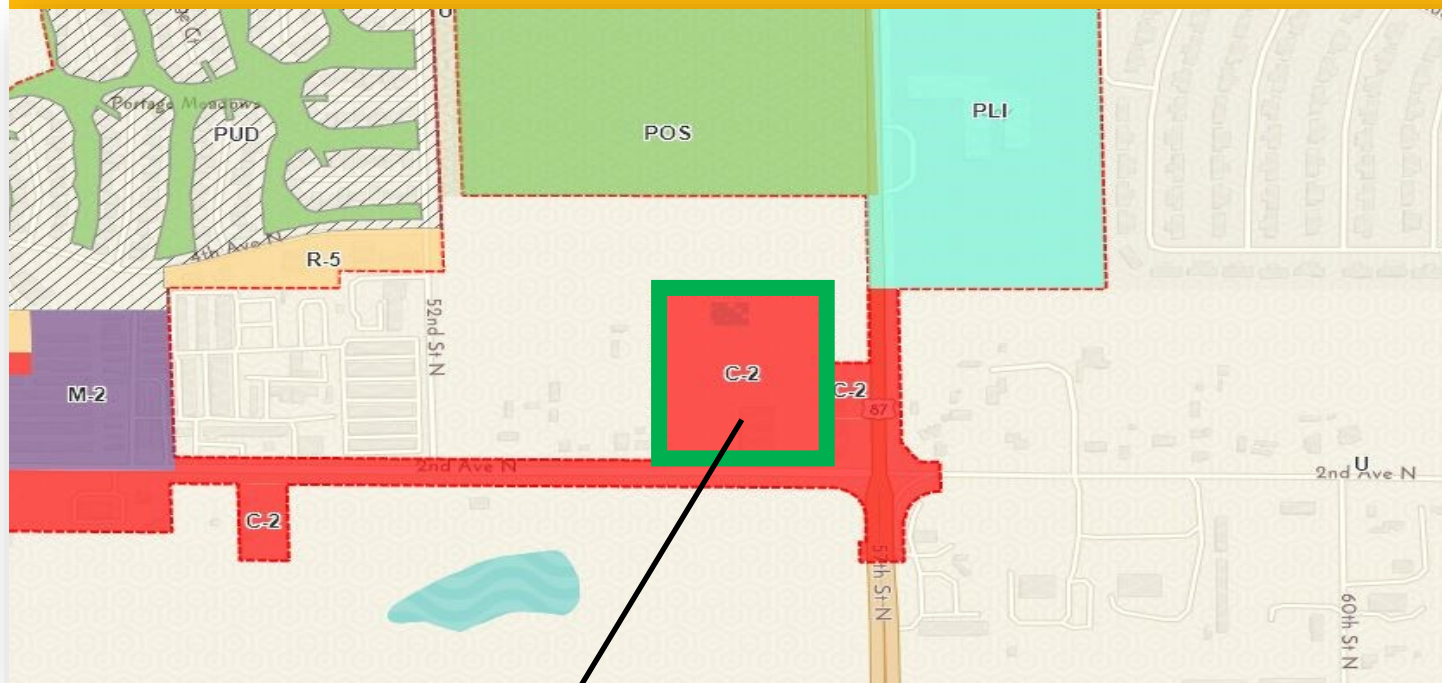
5401-5515 2nd Ave N

\$549,000

Four Lots

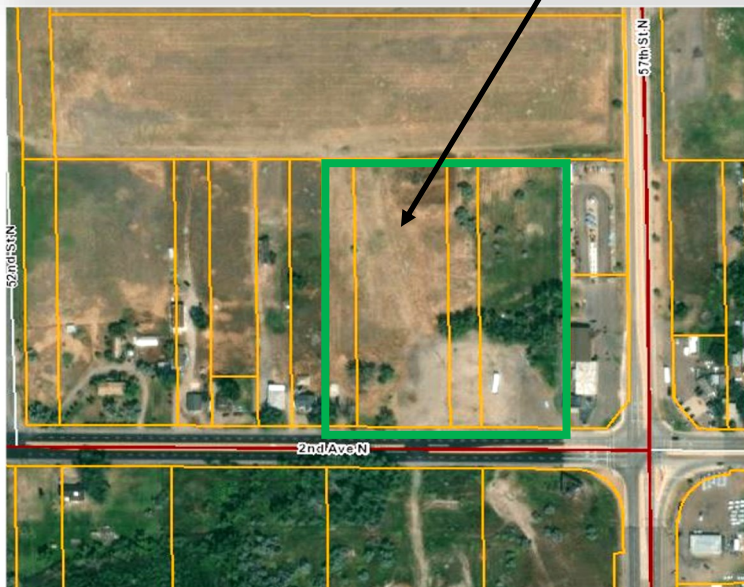
Great Falls, MT 59405

Approx. 7.5 Total Acres



FEATURES

- Zoned C-2 General Commercial; Buyer to verify its intended use with County
- 4 lots total: Approx. 7.5 acres
- 2022 AADT: 4,779
- Close to MAFB, schools and East Walmart
- 2023 taxes total: \$17,363.09
- Former Murph's location



FOR MORE INFORMATION PLEASE CONTACT

Scott Blumfield

Broker

406.750.0276

scott@catalyst-cre.com

www.catalyst-cre.com



CATALYST
COMMERCIAL

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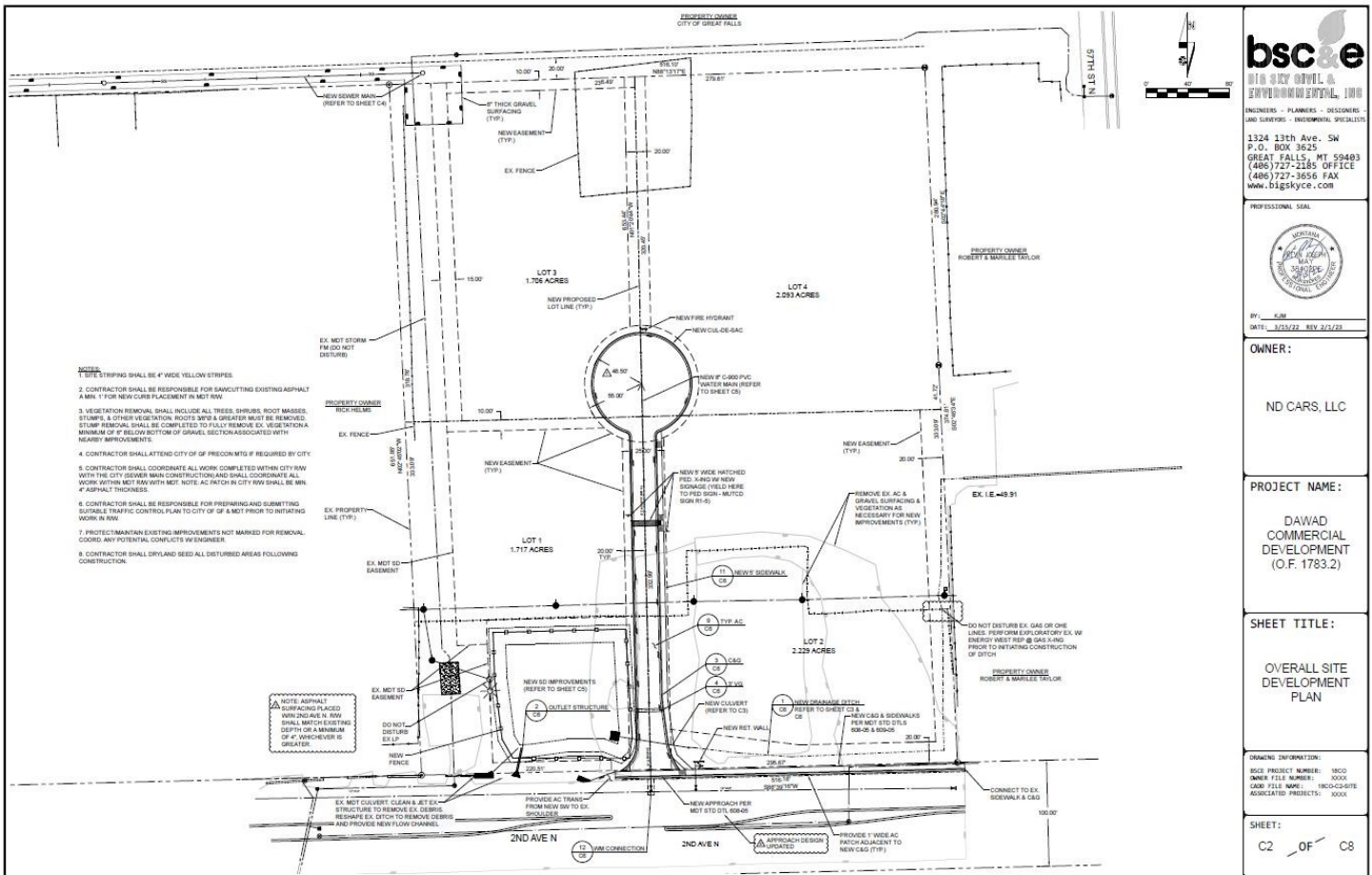
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