

15

15 TRADER LANE - 40 X 100 SHOP/WAREHOUSE

TRADER LANE
GREAT FALLS, MT 59404

FOR SALE

INDUSTRIAL PROPERTY

FOR MORE INFORMATION, CONTACT

KRISTA MACEK | ASSOCIATE BROKER | CRPP | CSM

KRISTA@MACEKCO.COM

406.282.0244



104 2ND STREET SOUTH

SUITE 100

GREAT FALLS, MT 59401

406.727.5505

MACEKCO.COM

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$165,000
Building Size:	4,000 SF
Lot Size:	2.953 Acres
Price / SF:	\$41.25
Year Built:	2014
Zoning:	I-1 Cascade County
Traffic Count:	3,193

PROPERTY OVERVIEW

This conveniently located property has great visibility from both I-15 and Vaughn S. Frontage Road.

PROPERTY HIGHLIGHTS

- Secured yard area with rolling gate
- Five sliding doors & one man door
- Open work area with natural light (via skylights)
- Electricity ran to building, plenty of electrical outlets and overhead lighting



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PROPERTY DETAILS

Sale Price	\$165,000
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LOCATION INFORMATION

Building Name	15 Trader Lane - 40 x 100 Shop/Warehouse
Street Address	15 Trader Lane
City, State, Zip	Great Falls, MT 59404
County	Cascade

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
APN #	0003041123
Traffic Count	3,193
Traffic Count Street	Vaughn S. Frontage Rd.
Amenities	Electricity ran to building, plenty of electrical outlets throughout, overhead lighting, five sliding doors
Power	Yes

BUILDING INFORMATION

Number of Floors	1
Average Floor Size	4,000 SF
Year Built	2014
Construction Status	Existing
Framing	Wood
Condition	Excellent
Roof	Metal
Free Standing	Yes
Number of Buildings	1

PARKING & TRANSPORTATION

Parking Type	Surface
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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



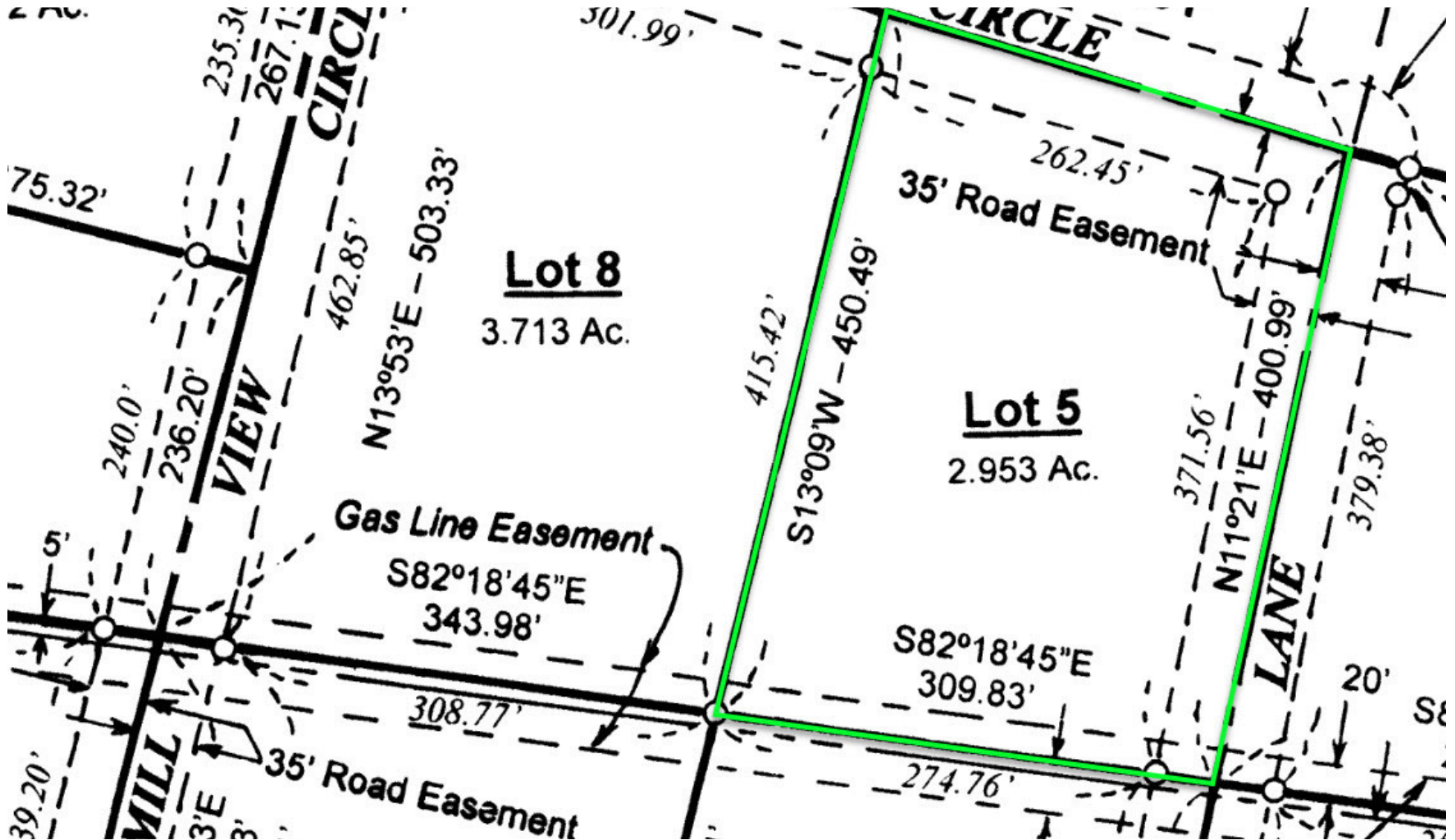
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PLAT MAP



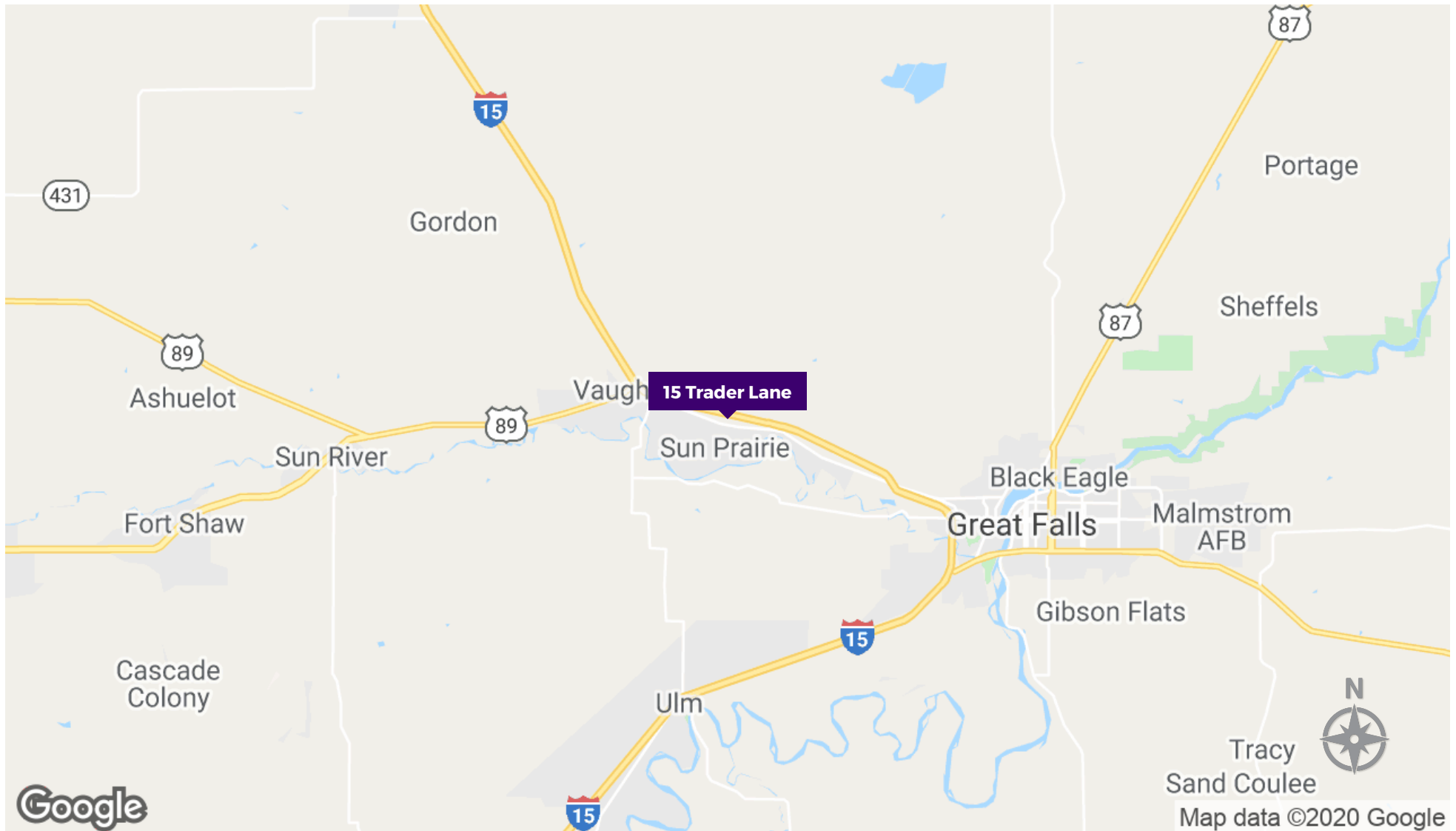
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REGIONAL MAP



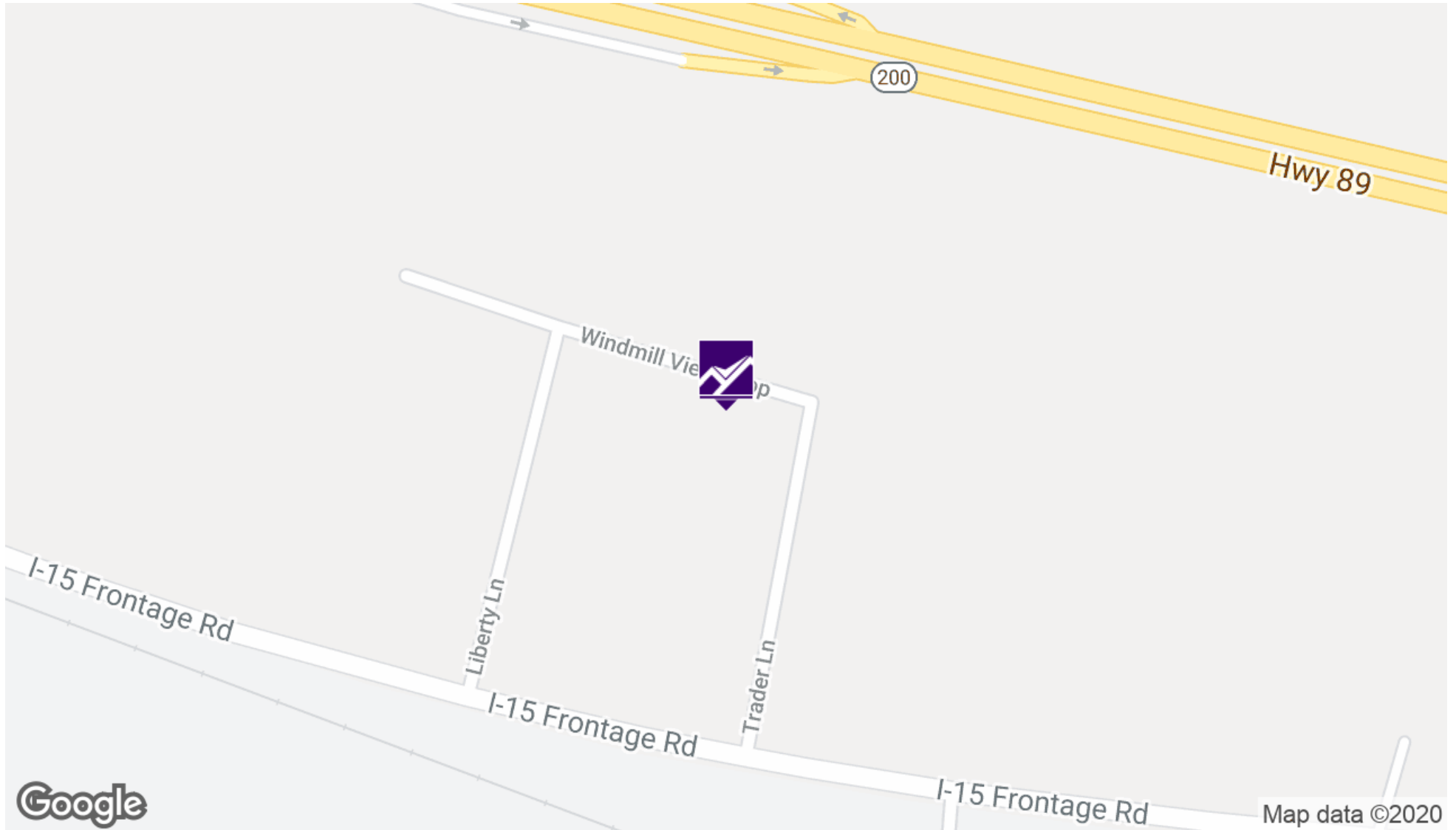
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LOCATION MAPS



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AERIAL MAPS



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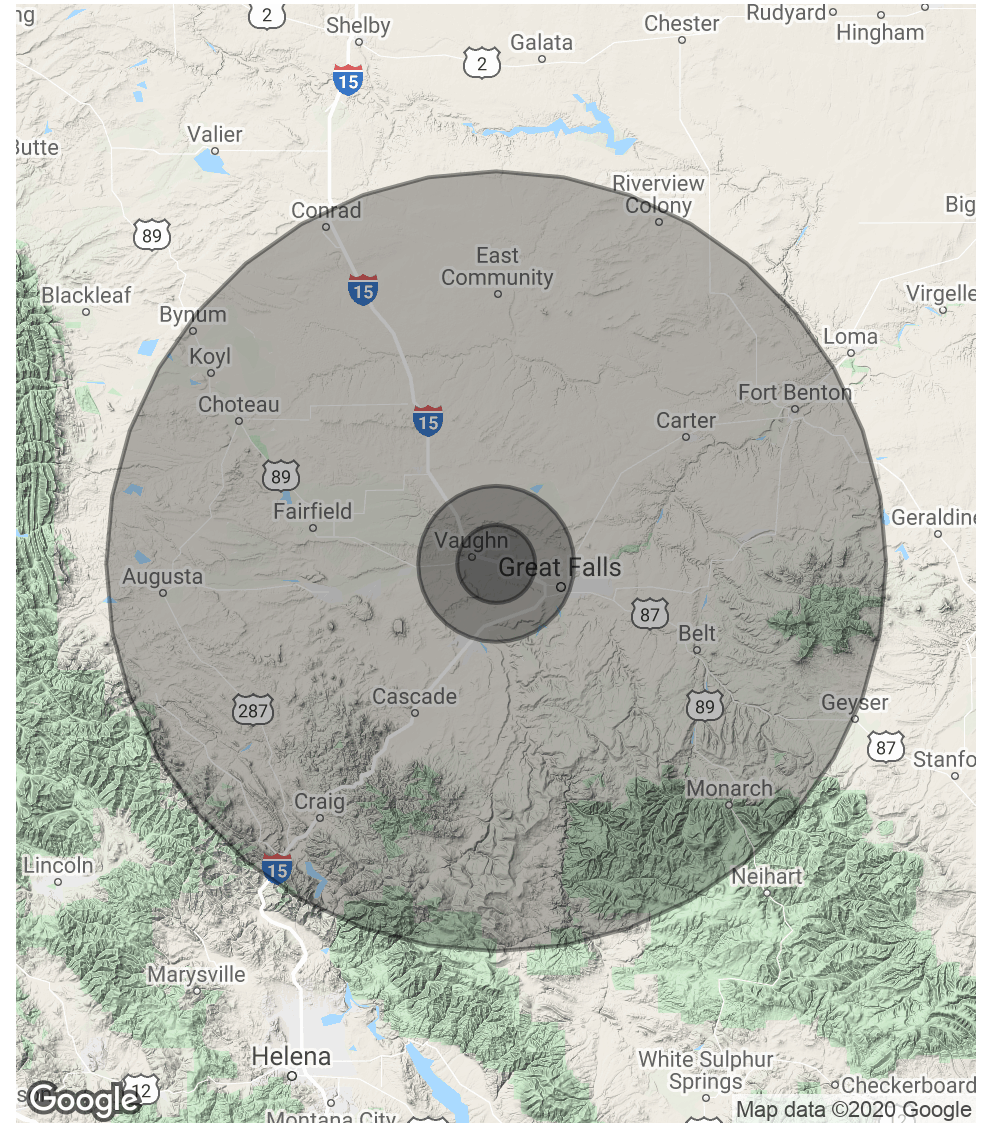
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DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	10 MILES	50 MILES
Total Population	950	10,307	134,107
Average age	43.0	45.6	39.2
Average age (Male)	40.5	44.6	38.7
Average age (Female)	44.6	46.2	40.2

HOUSEHOLDS & INCOME	5 MILES	10 MILES	50 MILES
Total households	372	4,179	54,480
# of persons per HH	2.6	2.5	2.5
Average HH income	\$55,719	\$66,590	\$54,821
Average house value	\$178,644	\$225,944	\$176,216

* Demographic data derived from 2010 US Census



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KRISTA'S BIO



KRISTA MACEK

Associate Broker | CRRP | CSM

krista@macekco.com

Direct: 406.282.0244

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 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.

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:

- National Association of REALTORS® Commercial Award Winner (2019)
- Great Falls Association of REALTORS®-MLS Advisory Board Chair(2019 & 2020)
- Great Falls Association of REALTORS® - Board of Directors (2018-19)
- Montana Association of REALTORS® - State Director (GFAR - 2019)
- Montana Association of REALTORS® - Board of Directors (2019)
- Montana Association of REALTORS® - Professional Development Committee Member (2020-2022)
- Montana Regional MLS - Board of Governors (2019 & 2020)
- Montana Regional MLS - Treasurer (2020)



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