

Business Condo for SALE or LEASE

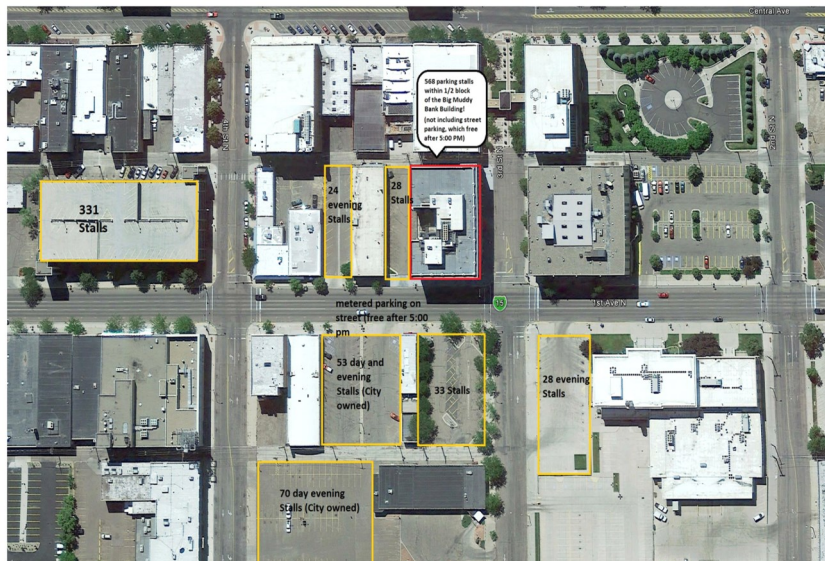
21 3rd Street North, Suite 3D
Great Falls, MT 59401

\$237,405 + CAM
\$16.00/SF/YR + CAM

2,499 SF of Interior Space
2 Parking Lots

FEATURES

- Built in 1914;
remodel in progress
- Zoned C-4 Central
Business Core
- Possible build-to-suit
- 2 lots of paved,
off-street parking
- In the heart of
Downtown; Post
Office across the
street and close to
parks, restaurants,
retailers and schools
- 2 elevators
- Central heat and air
- 11' wall height
- 2 restrooms on each
floor



FOR MORE INFORMATION PLEASE CONTACT

Scott Blumfield
Broker
406.750.0276
scott@catalyst-cre.com
www.catalyst-cre.com



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FUSION | architecture + design
Great Falls, Montana, 59404
P. 406.731.5218
E. info@fusionand.com



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CATALYST REAL ESTATE OFFICE RENOVATION
GREAT FALLS, MONTANA

Project Info.	
Project No.	15F423
Client	2016-1001
Designer	2016-1001
Drawn by	2016-1001
Sheet Title	
3rd floor option #3 plan	
Sheet Number	
A1.30	

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