



SterlingCRE
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Montana Retail Development Opportunity
711 10th Avenue South
Great Falls, Montana

**Retail Development
Opportunity**
711 10th Avenue South
Great Falls, Montana

Presented by

Connor McMahon

Connor@SterlingCREadvisors.com
406-370-6424

Kara Hogan

Kara.Hogan@SterlingCREadvisors.com
406-396-1176



SterlingCRE
ADVISORS



Located on one of Great Falls, Montana’s busiest commercial corridors, 711 10th Avenue includes five parcels totaling ±1.325 acres (±57,500 square feet). The cleared and shovel-ready property offers an optimal location for a quick-service restaurant or another high-visibility retail shop; a drive-through is permitted at this location. Average daily traffic volumes exceed 31,000 vehicles per day.

The flat parcel at 711 10th Avenue South has full water and sewer connectivity at the site. Zoned General Commercial C-2, the property has many allowable uses, including automotive repair and services, carwash, farm/feed sales, grocery stores, and salons.

Great Falls services many surrounding rural communities, with strong retail and healthcare sectors to provide goods to residents of communities without shops and medical services. Located at the east end of 10th Avenue South, Malmstrom Air Force base employs thousands of people and bolsters regional spending.

Substantial commercial and residential traffic flows through 10th Avenue in Great Falls. Nearby, Great Falls High School, Longfellow Elementary, University of Providence, Great Falls College, Benefis Health System, and a thriving Scheels location attract a broad cross-section of users to the area every day.

Offering Price \$1,750,000

Parcel Size ±1.325 acres

Zoning C-2; City of Great Falls

GeoCode 02-3015-12-4-01-02-0000
 02-3015-12-4-01-12-0000
 02-3015-12-4-01-13-0000
 02-3015-12-4-01-14-0000
 02-3015-12-4-01-15-0000

Utilities City water and sewer



High visibility location with traffic counts exceeding 31,000 vehicles per day



Full access via a four-way lit intersection



Flexible zoning allows for a wide variety of uses



Drive-throughs are permitted



Shovel-ready site, parcels have been assembled and cleared



Large commercial land parcel is ideal for retail development



Flexible C-2 zoning allows for office and retail uses



Access to all utilities



Flat site requires limited grading to accommodate development

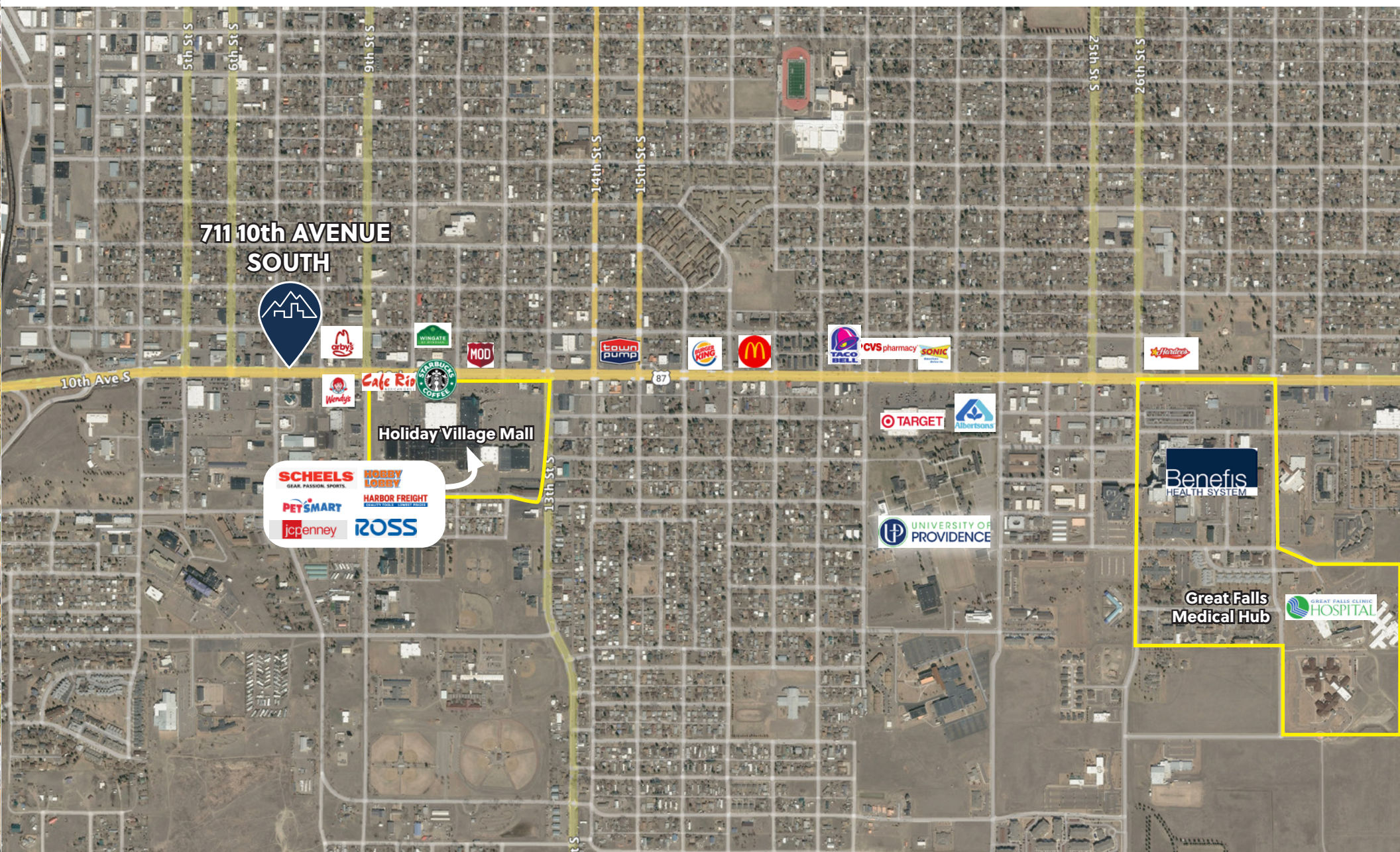


Centrally located on a key Great Falls retail corridor

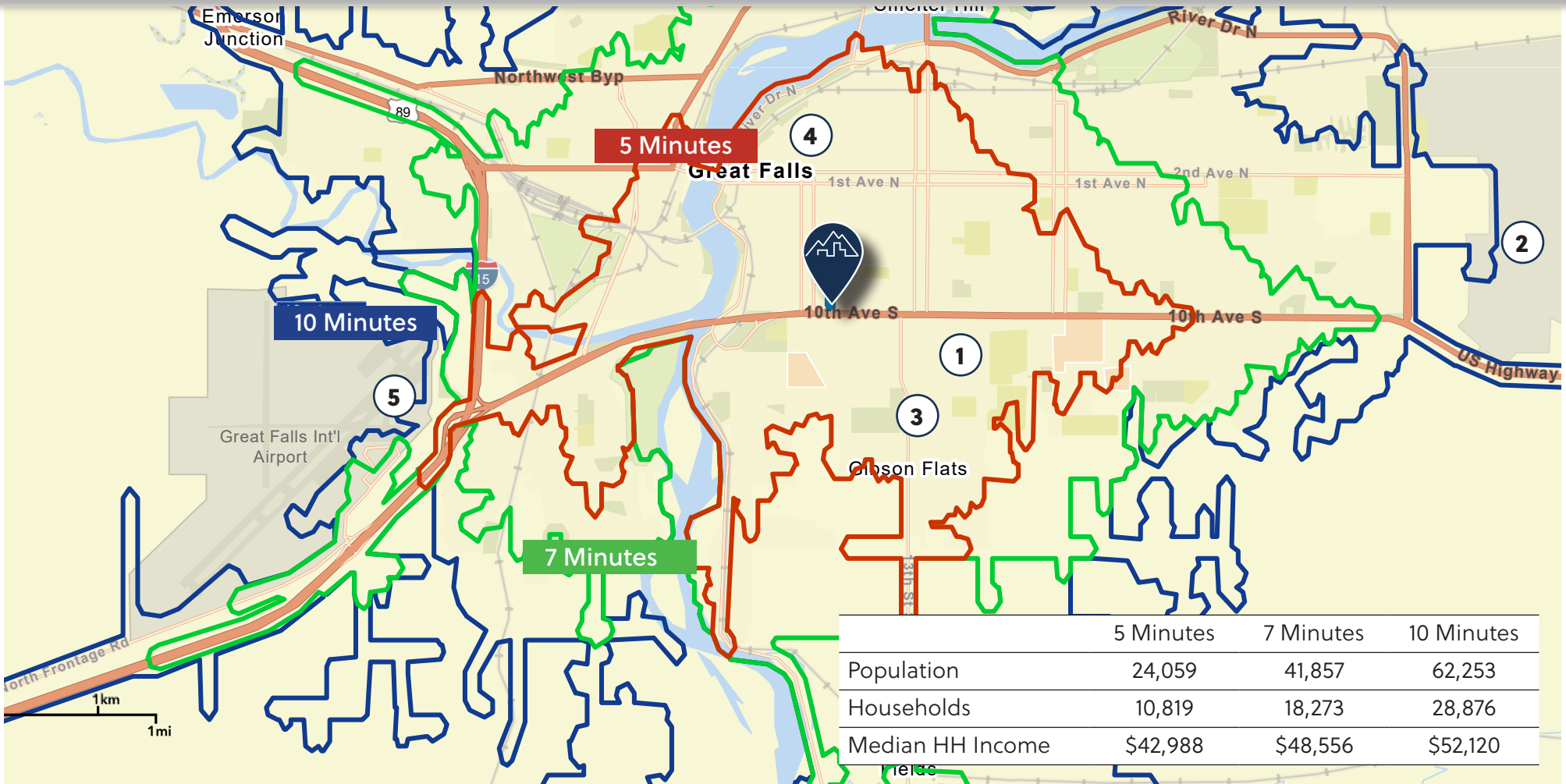


High visibility location at signalized intersection

Vicinity Map



Drive Time Map



1. Benefis Health System

Medical campus including a hospital, emergency room and offices for a variety of specialists



2. Malmstrom Air Force Base

4,000+ troops and civilians



3. Great Falls College Montana State University

Attended by 1,200 plus students



4. Downtown Great Falls

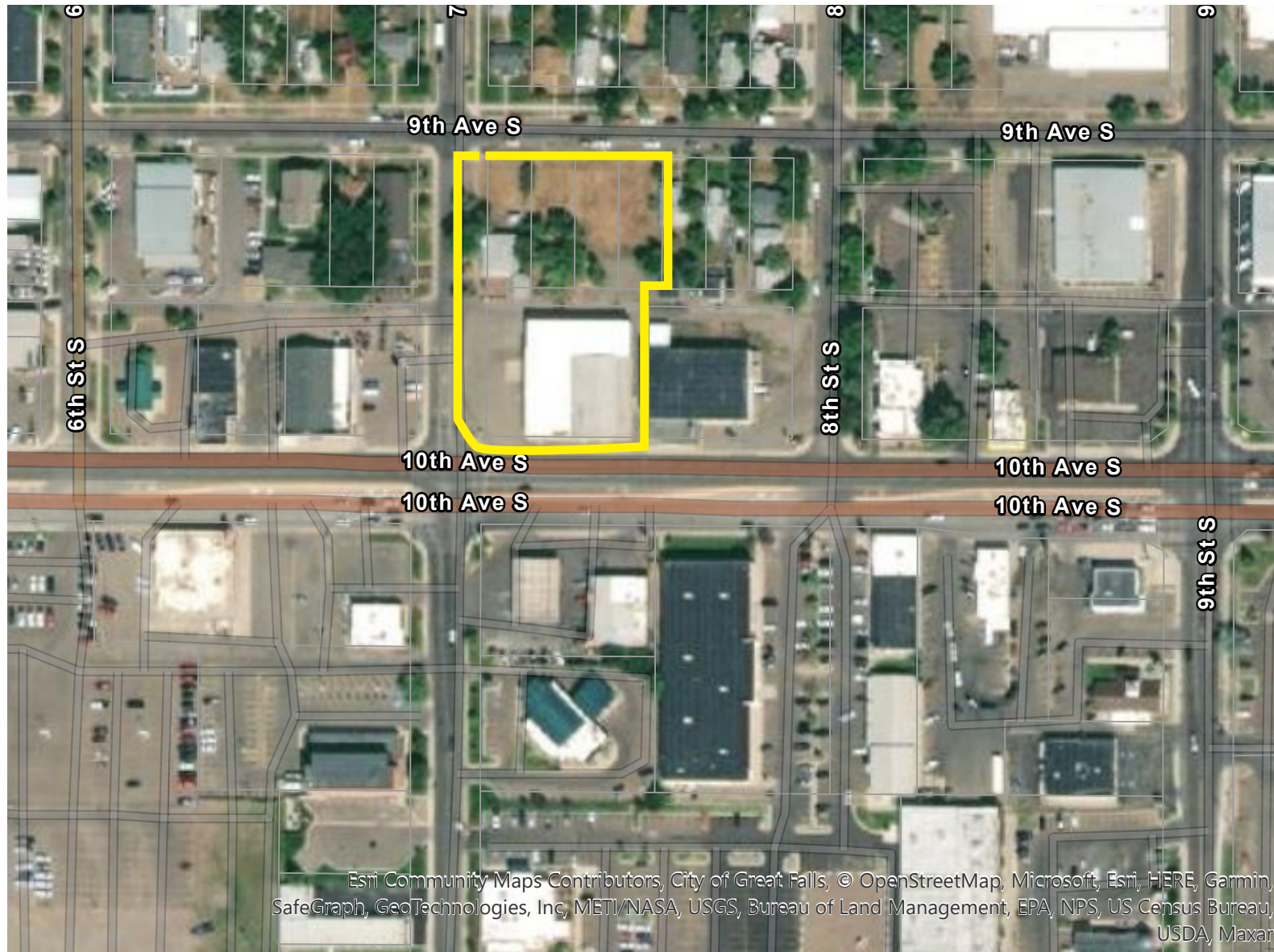
A popular destination for residents and visitors alike with shops, restaurants, bars and hotels



5. Great Falls International Airport

Nonstop service to six major U.S. cities, with service expansion ongoing

Tax Map



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Commercial Real Estate Services

SterlingCREadvisors.com

main: +1 406 203 4547 | email: info@sterlingcreadvisors.com