

1301

**EVERGREEN SQUARE**

11TH AVENUE SOUTH  
GREAT FALLS, MT 59405

**FOR SALE**

OFFICE/RETAIL BUILDING

EVERGREEN SQUARE

FOR MORE INFORMATION, CONTACT

**KRISTA SHAFFER** | ASSOCIATE BROKER | CRRP | CSM

[KRISTA@MACEKCO.COM](mailto:KRISTA@MACEKCO.COM)

406.282.0244



104 2ND STREET SOUTH

SUITE 100

GREAT FALLS, MT 59401

406.727.5505

[MACEKCO.COM](http://MACEKCO.COM)

# 1301

## EVERGREEN SQUARE

11TH AVENUE SOUTH, GREAT FALLS, MT 59405

EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                |                        |
|----------------|------------------------|
| Sale Price:    | \$2,450,000            |
| Building Size: | 18,336 SF              |
| Lot Size:      | 37,500 SF              |
| Price / SF:    | \$133.62               |
| Year Built:    | 1964                   |
| Zoning:        | C-2 General Commercial |

### PROPERTY OVERVIEW

Introducing a prime investment opportunity at 1301 11th Avenue South, Great Falls, MT. This impressive 18,336 SF office building, constructed in 1964, boasts a strategic location in the heart of the thriving Great Falls area. With a desirable C-2 General Commercial zoning and a track record of 100% occupancy, this property presents an exceptional prospect for office building investors seeking stability and potential for growth. Don't miss your chance to own this well-maintained, income-producing asset in a thriving market.

### PROPERTY HIGHLIGHTS

- 18,336 SF office building
- Built in 1964
- Zoned C-2 General Commercial
- Prime location in Great Falls area
- 100% occupancy



**KRISTA SHAFFER** | ASSOCIATE BROKER | CRRP | CSM  
KRISTA@MACEKCO.COM  
406.282.0244

# 1301

## EVERGREEN SQUARE

11TH AVENUE SOUTH, GREAT FALLS, MT 59405

ADDITIONAL PHOTOS



**KRISTA SHAFFER** | ASSOCIATE BROKER | CRRP | CSM  
KRISTA@MACEKCO.COM  
406.282.0244

# 1301

## EVERGREEN SQUARE

11TH AVENUE SOUTH, GREAT FALLS, MT 59405

ADDITIONAL PHOTOS



**KRISTA SHAFFER** | ASSOCIATE BROKER | CRPP | CSM  
KRISTA@MACEKCO.COM  
406.282.0244

# 1301

## EVERGREEN SQUARE

11TH AVENUE SOUTH, GREAT FALLS, MT 59405

ADDITIONAL PHOTOS



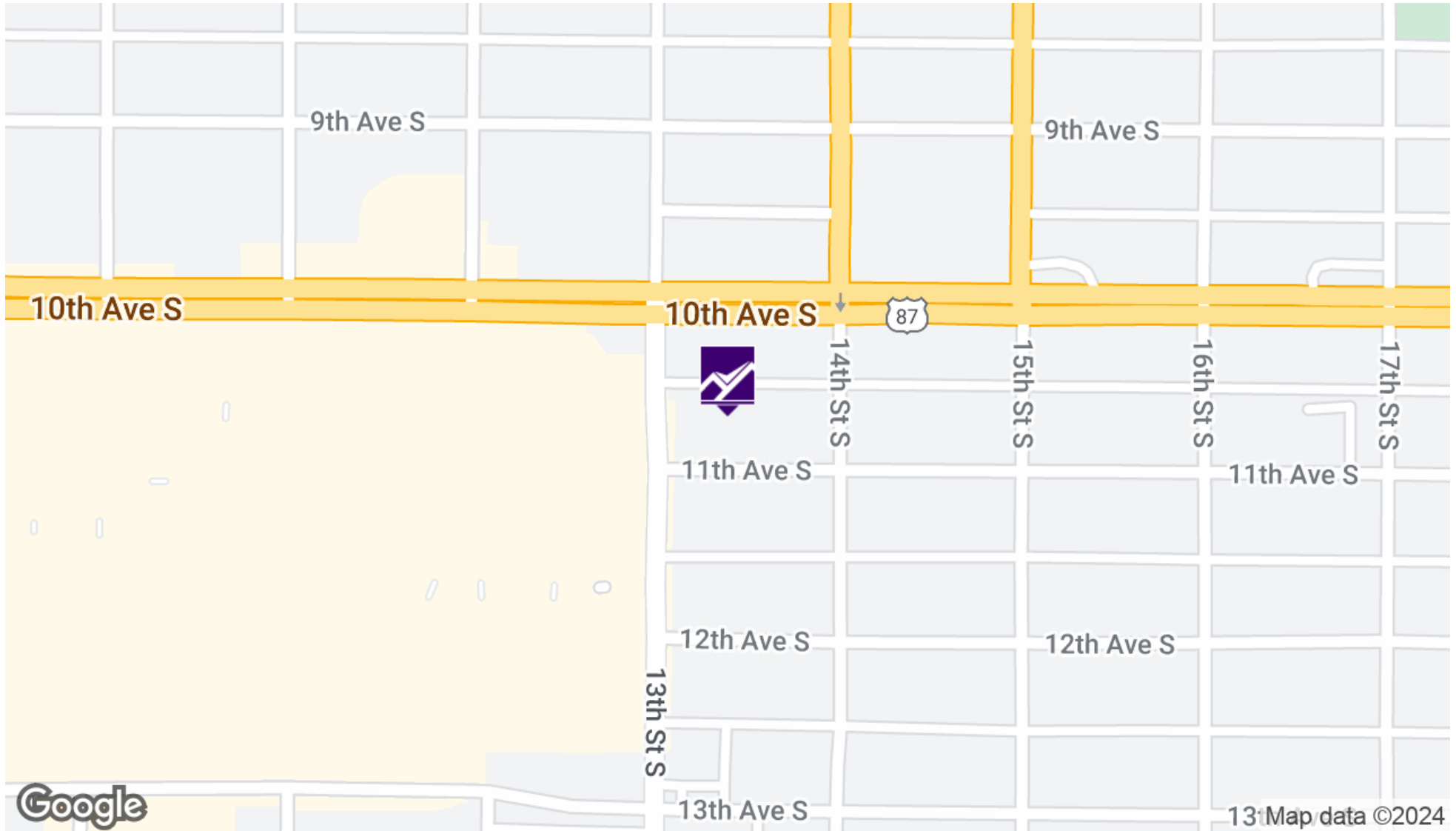
**KRISTA SHAFFER** | ASSOCIATE BROKER | CRRP | CSM  
KRISTA@MACEKCO.COM  
406.282.0244

# 1301

## EVERGREEN SQUARE

11TH AVENUE SOUTH, GREAT FALLS, MT 59405

LOCATION MAP



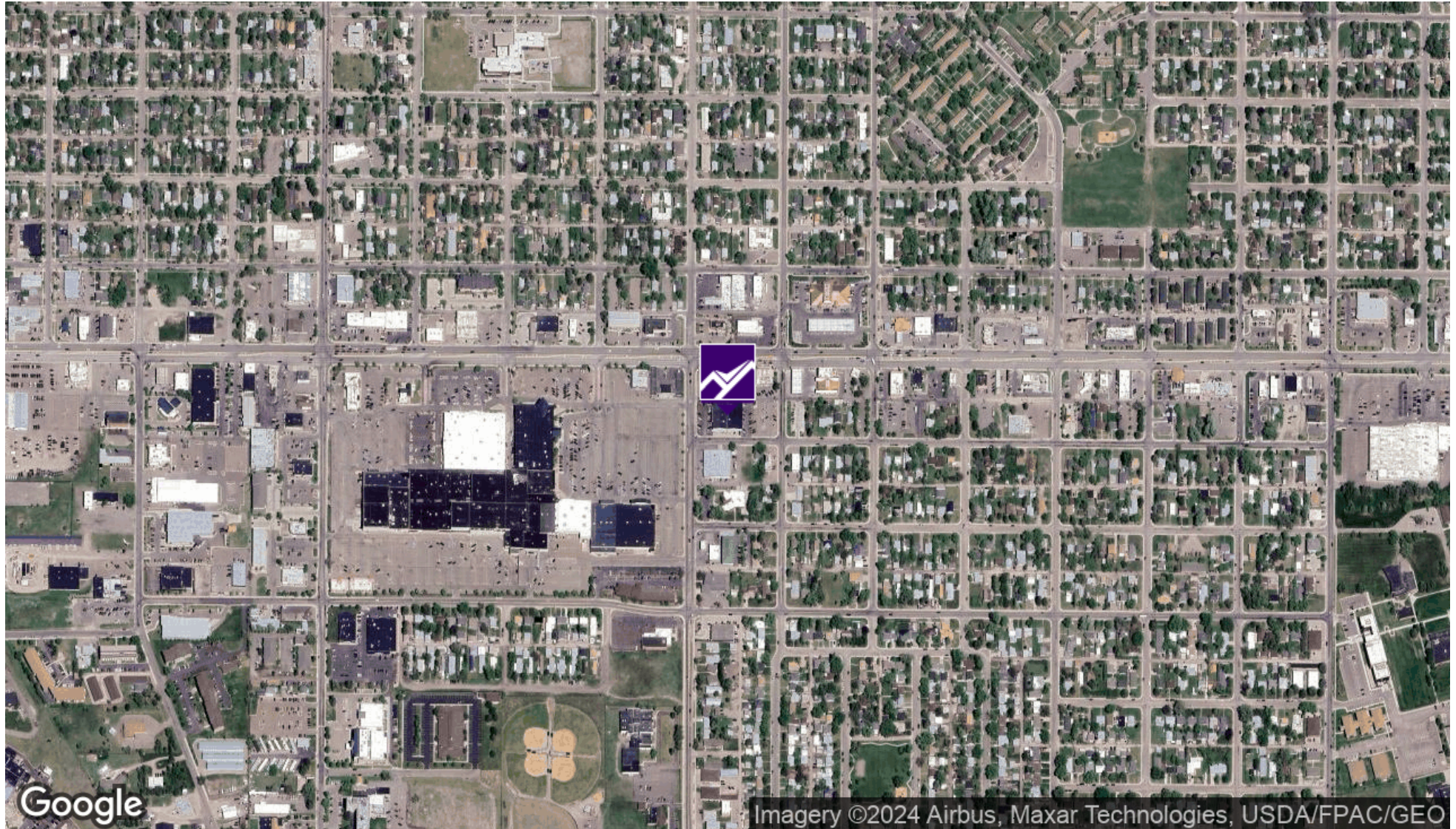
**KRISTA SHAFFER** | ASSOCIATE BROKER | CRRP | CSM  
KRISTA@MACEKCO.COM  
406.282.0244

# 1301

## EVERGREEN SQUARE

11TH AVENUE SOUTH, GREAT FALLS, MT 59405

AERIAL MAP



**KRISTA SHAFFER** | ASSOCIATE BROKER | CRRP | CSM  
KRISTA@MACEKCO.COM  
406.282.0244

# 1301

## EVERGREEN SQUARE

11TH AVENUE SOUTH, GREAT FALLS, MT 59405

RETAILER MAP



**KRISTA SHAFFER** | ASSOCIATE BROKER | CRRP | CSM  
KRISTA@MACEKCO.COM  
406.282.0244



# 1301

## EVERGREEN SQUARE

11TH AVENUE SOUTH, GREAT FALLS, MT 59405

FLOOR PLANS



1 FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
0 2 4 8 16



FUSION | architecture  
P.O. Box 172791  
Great Falls, MT 59413

EVERGREEN MALL  
GREAT FALLS, MONTANA

Project No. 24727  
Date OCT. 18, 2018  
Revised  
Drawn By WTB

Sheet Title  
floor plan



KRISTA SHAFFER | ASSOCIATE BROKER | CRRP | CSM  
KRISTA@MACEKCO.COM  
406.282.0244

# 1301

## EVERGREEN SQUARE

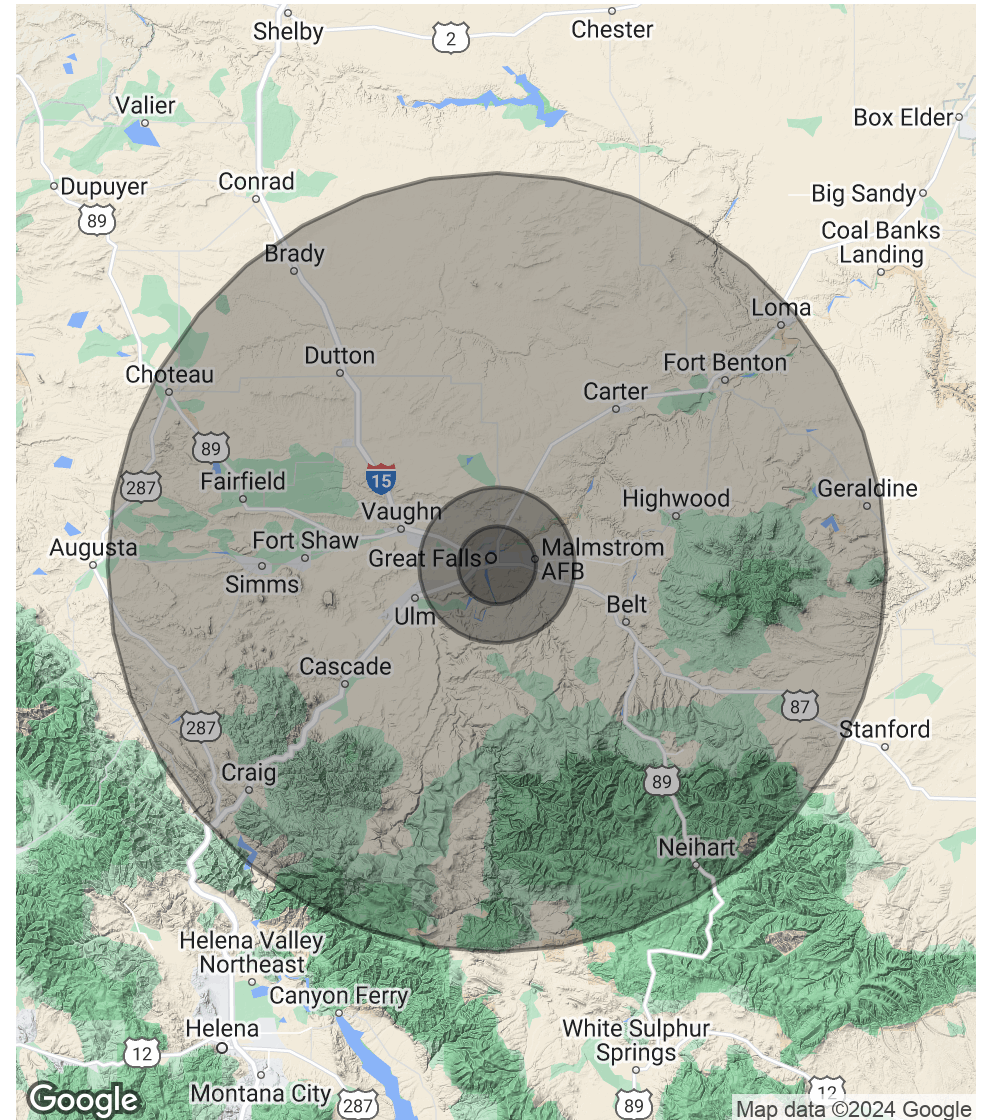
11TH AVENUE SOUTH, GREAT FALLS, MT 59405

### DEMOGRAPHICS MAP & REPORT

| POPULATION           | 5 MILES | 10 MILES | 50 MILES |
|----------------------|---------|----------|----------|
| Total Population     | 70,659  | 74,475   | 94,587   |
| Average Age          | 41      | 41       | 41       |
| Average Age (Male)   | 39      | 40       | 40       |
| Average Age (Female) | 42      | 42       | 42       |

| HOUSEHOLDS & INCOME | 5 MILES   | 10 MILES  | 50 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 29,829    | 31,243    | 39,241    |
| # of Persons per HH | 2.4       | 2.4       | 2.4       |
| Average HH Income   | \$81,049  | \$83,312  | \$84,624  |
| Average House Value | \$307,482 | \$315,781 | \$328,076 |

Demographics data derived from AlphaMap



**KRISTA SHAFFER** | ASSOCIATE BROKER | CRRP | CSM  
KRISTA@MACEKCO.COM  
406.282.0244

# 1301

## EVERGREEN SQUARE

11TH AVENUE SOUTH, GREAT FALLS, MT 59405

ADVISOR BIO



### KRISTA SHAFFER

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 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 (2018-19/2024)
- Montana Association of REALTORS® – Board of Directors (2019)
- Montana Association of REALTORS® – Professional Development Committee Member (2018-Present) & Forms Committee (2024)
- Montana Regional MLS – Board of Governors (2019-2021/2024)
- Montana Regional MLS - Treasurer (2020)
- Montana Regional MLS - Vice President (2021/2024)
- 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®

#### Macek Companies, Inc.

104 2nd Street South Suite 100  
Great Falls, MT 59401  
406.727.5505



**KRISTA SHAFFER** | ASSOCIATE BROKER | CRRP | CSM  
KRISTA@MACEKCO.COM  
406.282.0244