



## HISTORIC DOWNTOWN BUILDING

*113 Central Ave  
Great Falls, MT 59401*

**Land Size: 0.09 Acres  
Property Size: 8,073 Sq. Ft.  
Year Built: 1890**

Endless possibilities await in this historic multi-level commercial property, built in 1890, offering 8,073 sq. ft located in a designated Opportunity Zone in the heart of downtown Great Falls. Brimming with character and ready for transformation, the main floor features approximately 3,300 sq. ft. of open space with new flooring and a rear area with alley access. The second level includes multiple rooms ideal for storage or office space, while the third floor boasts a large apartment, with initial improvements already underway. This property offers excellent potential for a business with residential opportunities. A freight elevator serves all three floors for added convenience.

**Purchase Price:**  
**\$329,000.00**

Contact:

**SCOTT BLUMFIELD, BROKER/OWNER**  
**406-750-0276**

License: RRE-RBS-LIC-16312

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

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