

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.

HISTORIC DOWNTOWN BUILDING

113 Central Ave Great Falls, MT 59401

Land Size: 0.09 Acres Property Size: 8,073 Sq. Ft. Year Built: 1890 \$329,000.00

Contact:

SCOTT BLUMFIELD, BROKER/OWNER

406-750-0276

License: RRE-RBS-LIC-16312

scott@catalyst-cre.com









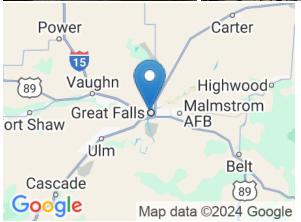
















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21 3rd Street North, Suite 430

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