

Downtown Building for SALE in Opportunity Zone

18 4th St N

\$799,000

Approx. 9,760 SF of Interior Space

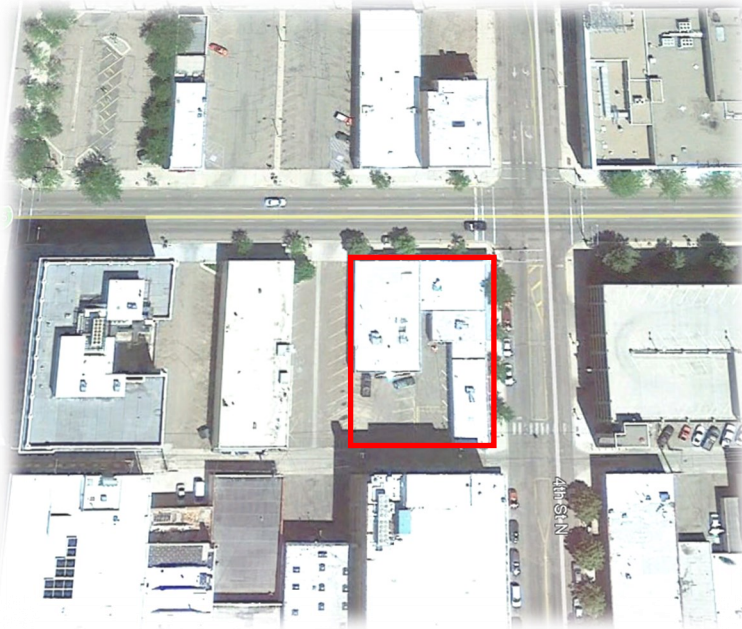
Great Falls, MT 59401

Approx. 0.344 Acres



FEATURES

- Grade A; built in 1930
- Continuous improvements being made
- 12' wall height; central air
- In the heart of Downtown
- Right across the street from City parking garage
- Ideal for professional services, retail or restaurant
- Local management provided by Cottonwood Property Management
- Tenants include Keen Kut and The Sun Spot
- Approx. 7,519 SF available for lease at 26 4th St N
- Paved parking lot behind building
- 2023 Taxes: \$11,411.16
- Zoned C-4 Central Business Core; Buyer to verify its intended use with City



FOR MORE INFORMATION

Scott Blumfield

PLEASE CONTACT

Broker

406.750.0276

scott@catalyst-cre.com



www.catalyst-cre.com

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Former Gateway
space



Available

March 1, 2024



Approx. 7,519 SF of
interior space

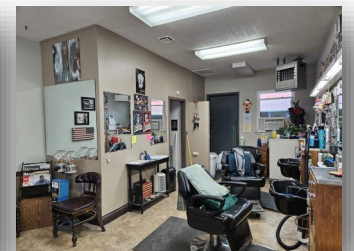
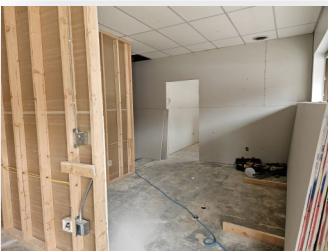


The Sun Spot (under construction)

Approx. 1,632 SF of interior space

Keen Kut Barber Shop

Approx. 400 SF of interior space



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