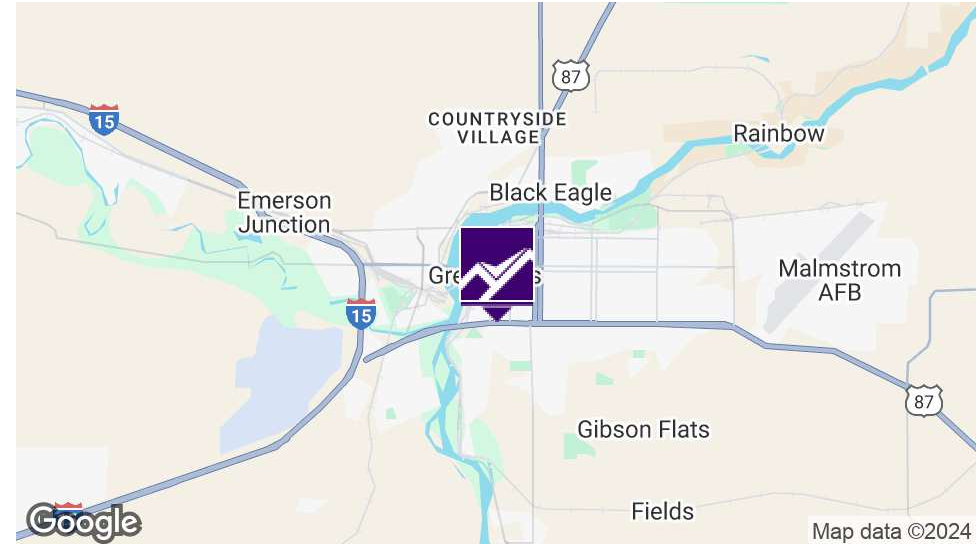


616

FORMER INDUSTRY CASINO / RESTAURANT / LOUNGE

10TH AVENUE SOUTH, GREAT FALLS, MT 59405

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|----------------------------|
| Sale Price: | \$1,795,000 |
| Building Size: | 7,083 SF |
| Available SF: | 7,083 SF |
| Lot Size: | 36,750 SF |
| Year Built: | 1948 |
| Renovated: | 1990 |
| Zoning: | City-C2-General Commercial |
| Market: | North Central Montana |
| Submarket: | Great Falls |
| Traffic Count: | 31,105 (2023 Count) |

PROPERTY OVERVIEW

Former Industry Restaurant / Lounge location. Restaurant FF&E included with sale. Excellent restaurant/lounge layout with three (3) main seating areas, efficient kitchen, built in cooler and freezer, dish washing station, food prep area and service station. Fully functional bar with bar cooler. Two (2) customer entrances. Excellent parking and access on east and west sides of the building. Liquor/gaming license not included.

LOCATION OVERVIEW

High visibility location on 10th Avenue South which is the main east/west traffic arterial through Great Falls. 10th Avenue South has some of the highest traffic counts in Montana. The property is located just west of Holiday Village Regional Mall with national tenants Ross, Big Lots, JoAnn, JC Penney, Scheel's, Hobby Lobby, PetSmart and Harbor Freight Tools. Other major retailers and restaurants in the immediate area include AT&T, TMobile, Dollar Tree, Starbucks, Arby's, Wendy's and MOD Pizza. Bison Ford is adjacent to the property. Alley access to a full phase traffic signal.



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FORMER PROSPECTOR RESTAURANT / LOUNGE

10TH AVENUE SOUTH, GREAT FALLS, MT 59405

PROPERTY DETAILS

Sale Price

\$1,795,000**LOCATION INFORMATION**

| | |
|--------------------|---------------------------------------|
| Building Name | Former Prospector Restaurant / Lounge |
| Street Address | 616 10th Avenue South |
| City, State, Zip | Great Falls, MT 59405 |
| County | Cascade |
| Market | North Central Montana |
| Sub-market | Great Falls |
| Side of the Street | South |
| Road Type | Paved |
| Market Type | Medium |
| Nearest Highway | 10th Avenue South |
| Nearest Airport | Great Falls International |

BUILDING INFORMATION

| | |
|---------------------|----------|
| Building Size | 7,083 SF |
| Occupancy % | 0.0% |
| Tenancy | Single |
| Number of Floors | 1 |
| Year Built | 1948 |
| Year Last Renovated | 1990 |
| Condition | Good |

PROPERTY INFORMATION

| | |
|----------------------|----------------------------|
| Property Type | Restaurant / Lounge |
| Property Subtype | Other |
| Zoning | City-C2-General Commercial |
| Lot Size | 36,750 SF |
| APN # | 820800 |
| Lot Frontage | 262.5 ft |
| Lot Depth | 140 ft |
| Corner Property | No |
| Traffic Count | 33944 |
| Traffic Count Street | 10th Avenue South |

Amenities

Open and Flexible Seating Areas
 Large / Fully Functional Bar with Bar Cooler
 Efficient Kitchen with Kitchen Equipment Available for Use
 Multiple Customer Entrances
 Excellent Parking and Access
 High Traffic Counts / High Visibility

| | |
|------------|-----|
| Waterfront | No |
| Power | Yes |

PARKING & TRANSPORTATION

| | |
|--------------|---------|
| Parking Type | Surface |
|--------------|---------|

UTILITIES & AMENITIES

| | |
|-----------------|-----|
| Handicap Access | Yes |
|-----------------|-----|



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AERIAL MAP



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EXTERIOR PHOTOS



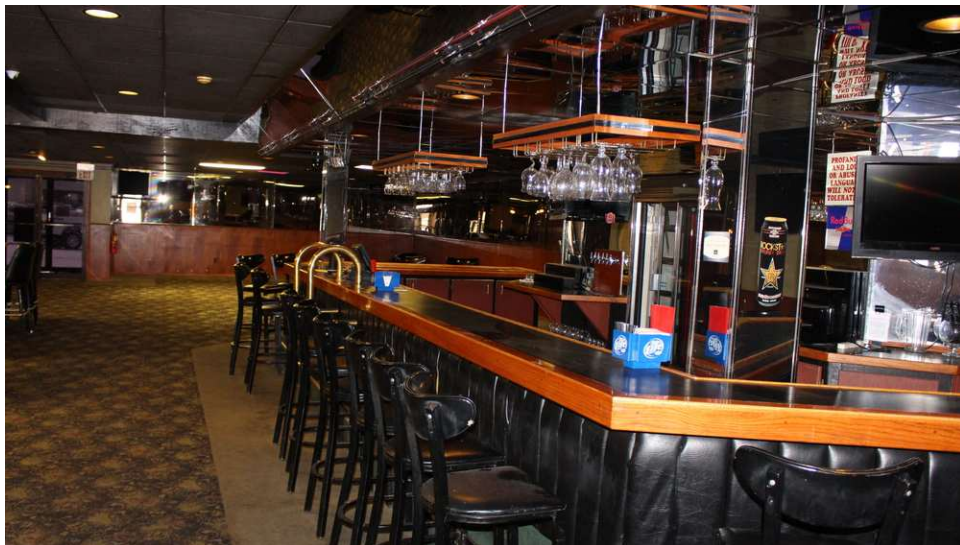
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BAR / LOUNGE PHOTOS



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RESTAURANT PHOTOS



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KITCHEN AREA PHOTOS



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AREA RETAILER MAP



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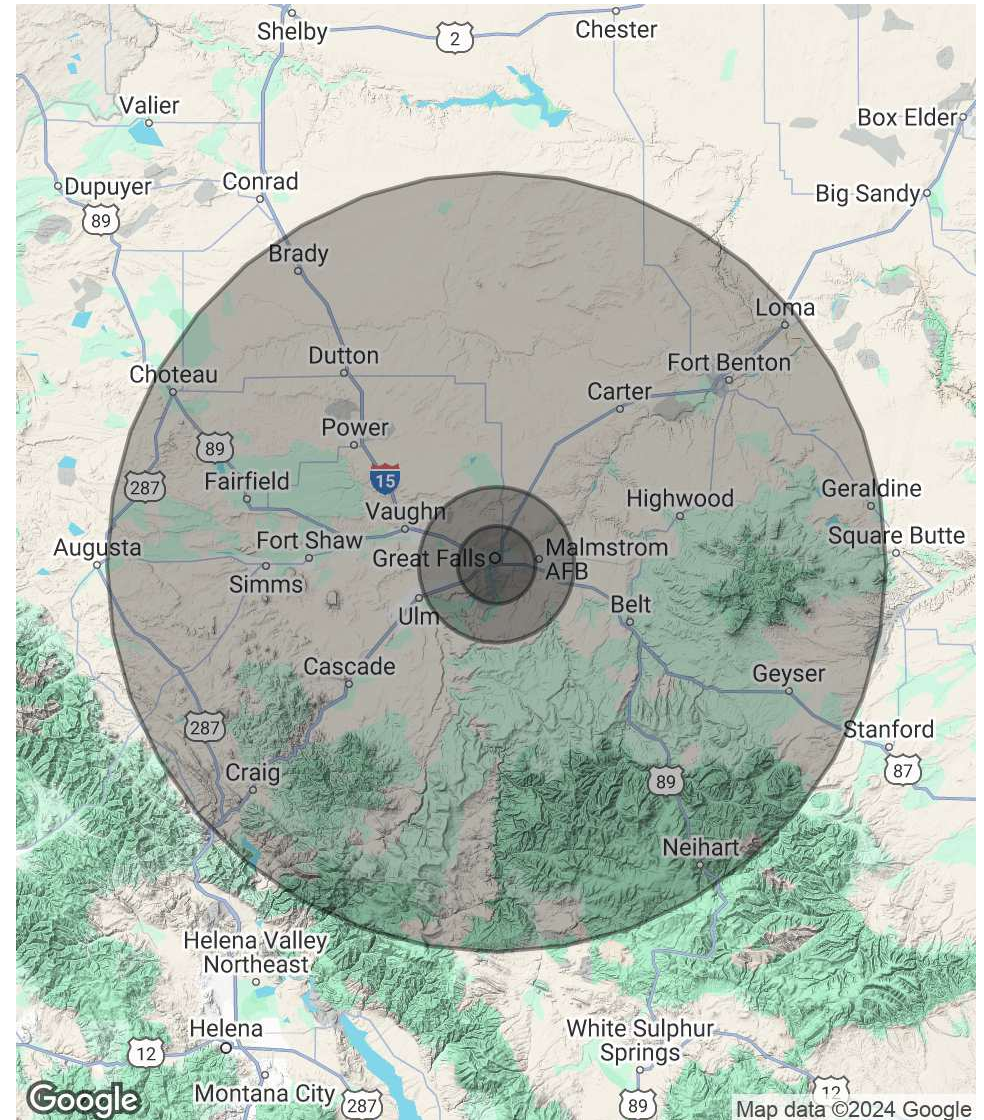
10TH AVENUE SOUTH, GREAT FALLS, MT 59405

DEMOGRAPHICS MAP & REPORT

| POPULATION | 5 MILES | 10 MILES | 50 MILES |
|----------------------|---------|----------|----------|
| Total Population | 71,895 | 96,011 | 110,915 |
| Average age | 39.1 | 38.4 | 40.8 |
| Average age (Male) | 38.5 | 37.6 | 39.5 |
| Average age (Female) | 40.8 | 40.3 | 42.9 |

| HOUSEHOLDS & INCOME | 5 MILES | 10 MILES | 50 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 30,944 | 40,016 | 45,858 |
| # of persons per HH | 2.3 | 2.4 | 2.4 |
| Average HH income | \$50,134 | \$52,551 | \$55,034 |
| Average house value | \$164,554 | \$171,806 | \$178,950 |

* Demographic data derived from 2020 ACS - US Census



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**MARK MACEK - MBA, CCIM**

President / Broker

mark@macekco.com

Direct: 406.282.0240 | **Cell:** 406.788.3189**PROFESSIONAL BACKGROUND**

Mark Macek has been in the commercial real estate business since 1989 and has been involved in brokerage, investment, development, property management and consulting. He represents local, regional and national clients in the northwest region of the U.S. specializing in major Montana markets.

Mark has achieved the coveted CCIM Designation held by less than 6% of practicing commercial real estate professionals. He served as International President of the CCIM Institute in 2015. The CCIM Institute has over 12,000 members in 30 countries.

EDUCATION

Masters of Business Administration (MBA) – University of Montana

Bachelor of Science (BS) – Construction Engineering – Montana State University

CCIM Designation

MEMBERSHIPS

CCIM Institute - Past International President (2015)

ICSC - International Council of Shopping Centers - Member

Leadership Montana - Program Graduate 2018

Great Falls Development Authority - Past Chairman of the Board

National Association of REALTORS - Past State President / Past National Leadership Team Member

Great Falls Chamber of Commerce - Past Chairman of the Board

Rotary

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