



101 CENTRAL AVENUE

GREAT FALLS, MONTANA 59401 · HISTORIC DOWNTOWN BUILDING

SALE PRICE	BUILDING	PRICE / SF	FLOOR PLATE
\$450,000	±22,500 SF	\$20.00	±7,500 SF

PROPERTY OVERVIEW

Historic 1895 masonry building at the northeast corner of Central Avenue and Park Drive in downtown Great Falls. Three levels of about 7,500 SF each give roughly 22,500 SF, served by an elevator and fire sprinklers. The floor plates fit single- or multi-tenant office, creative or mixed commercial use, with adaptive-reuse potential. Across from the Civic Center and surrounded by restaurants, retail and government offices.

PROPERTY HIGHLIGHTS

- ±22,500 SF over three levels
- ±7,500 SF floor plates
- Elevator and fire sprinkler system
- Built 1895 — classic masonry character
- Corner of Central Ave & Park Dr
- Across from Civic Center
- Owner-user, investor or redevelopment
- Concept renderings available (LPW)

Rendering by LPW Architecture is conceptual only and does not represent existing conditions or approved plans. Building is vacant; lockbox showings, text the listing broker first. Information has been provided from sources deemed reliable but is not guaranteed. Buyer or tenant to verify all information to its own satisfaction.

SCOTT BLUMFIELD

BROKER/OWNER

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CATALYST COMMERCIAL REAL ESTATE SERVICES

21 3rd Street N, Suite 5A, Great Falls, MT 59401

MLS #30064030



CONCEPT RENDERING — LPW ARCHITECTURE



HISTORIC BACH-CORY BLOCK



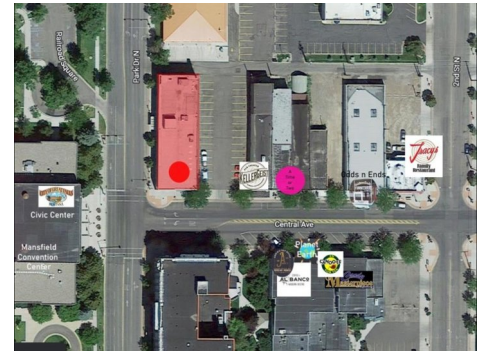
STREET-LEVEL STOREFRONT



INTERIOR FLOOR AREA



DOWNTOWN AERIAL



LOCATION MAP

PROPERTY DETAILS

ADDRESS	101 Central Avenue	SALE PRICE	\$450,000
CITY / COUNTY	Great Falls / Cascade County, MT	PRICE PER SF	\$20.00
LEGAL DESCRIPTION	Original Townsite, Blk 312, Lot 14	BUILDING AREA	±22,500 SF
SECTION / TWP / RNG	S12, T20N, R03E	FLOOR PLATE	±7,500 SF
GEOCODE	02301512218010000	BUILDING FEATURES	Elevator, sprinklers
ASSESSOR NUMBER	0000159735	BASEMENT	Full, unfinished
YEAR BUILT	1895	UTILITIES	Public water/sewer, gas
LOT AREA	±0.172 AC / 7,492 SF	2025 REAL ESTATE TAXES	\$5,486.73
MLS NUMBER	30064030	SHOWINGS	Lockbox — text broker

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