

FOR SALE



20 SAPPHIRE LANE

GREAT FALLS, MONTANA 59405 · FOOTHILLS RANCH COMMERCIAL LAND

 SALE PRICE
\$369,000

 SITE
±6.97 AC

 PRICE / AC
\$52,979

 SUBDIVISION
FOOTHILLS RANCH

PROPERTY OVERVIEW

6.965-acre commercial parcel in the Foothills Ranch Commercial subdivision off US-87 / 10th Avenue South. The flat, buildable site has room for large-scale development, parking and yard area, and suits a range of commercial or light industrial users in a growing corridor east of Great Falls.

PROPERTY HIGHLIGHTS

- ±6.965 acres / 303,395 SF
- Foothills Ranch Commercial subdivision
- Flat, buildable site
- Commercial or light industrial use
- Easy access from US-87 / 10th Ave S
- Fenced yard area on site
- Covenants in place
- Not in a flood plain

Buyer to verify zoning, covenants, utilities and permitted uses with Cascade County. Information has been provided from sources deemed reliable but is not guaranteed. Buyer or tenant to verify all information to its own satisfaction.

RYAN PACHEK

BROKER · LIC. RRE-BRO-LIC-79075

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CATALYST COMMERCIAL REAL ESTATE SERVICES

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

MLS #30078869



SITE AND SURROUNDING AREA



US-87 CORRIDOR



SITE LOOKING NORTH



FENCED YARD

PROPERTY DETAILS

ADDRESS	20 Sapphire Lane
CITY / COUNTY	Great Falls / Cascade County, MT
JURISDICTION	Outside city limits
LEGAL DESCRIPTION	Foothills Ranch Commercial, Blk 1, Lot 2
SECTION / TWP / RNG	S13, T20N, R04E
GEOCODE	02301613401030000
ASSESSOR NUMBER	0002625910
SITE AREA	±6.965 AC / 303,395 SF
MLS NUMBER	30078869

SALE PRICE	\$369,000
PRICE PER ACRE	\$52,979
PRICE PER SF	\$1.22
COVENANTS	Yes
ACCESS	US-87 to Foothills Ranch Ave
2025 REAL ESTATE TAXES	\$2,136.00
FLOOD PLAIN	None
SHOWINGS	Vacant land
TITLE	Chicago Title

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