

FOR SALE



3315 10TH AVENUE SOUTH

GREAT FALLS, MONTANA 59405 · RESTAURANT PROPERTY + BUSINESS

PRICE
\$1,900,000BUILDING
±6,457 SFSITE
±1.23 ACBUILT
1998

PROPERTY OVERVIEW

Well-known, operating restaurant property on the corner of 10th Avenue South and 33rd Street, Great Falls' main commercial corridor. Buyers can purchase the building and business together, the business only with a new lease, or the real estate alone for an owner-user restaurant or a new concept. The ±6,457 SF building sits on a ±1.233-acre paved lot with ample off-street parking, and the sale includes all FF&E. Currently under contract; back-up offers are being accepted.

PROPERTY HIGHLIGHTS

- Operating restaurant; sale includes all FF&E
- Building + business, business only, or real estate only
- ±6,457 SF on a ±1.233-acre paved lot
- 18' interior ceiling height
- Central air; wet sprinkler system
- Ample off-street parking
- Covered outdoor patio seating
- Corner of 10th Ave S & 33rd St

Under contract — back-up offers accepted. Square footage and lot size are approximate; buyer to verify. Taxes shown are 2023 real estate taxes per the MLS. 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 · LIC. RRE-RBS-LIC-16312

406-750-0276 · scott@catalyst-cre.com

CATALYST COMMERCIAL REAL ESTATE SERVICES

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

MLS #30016995



MAIN DINING ROOM



ORDER COUNTER AND OPEN KITCHEN



GAME ROOM / BAR SEATING



OUTDOOR PATIO

PROPERTY DETAILS

ADDRESS	3315 10th Avenue South
CITY / COUNTY	Great Falls / Cascade County, MT
LOCATION	Corner of 33rd St & 10th Ave S
LEGAL DESCRIPTION	Dudley-Anderson Add, Lot 14, Mk 1A, Lot 10A Blk 12
GEOCODE	02301608401050000
ASSESSOR NUMBER	0000740000
YEAR BUILT	1998
SITE AREA	±1.233 AC / 53,709 SF
TAXES (2023)	\$23,895.85
MLS NUMBER	30016995

LIST PRICE	\$1,900,000
BUILDING AREA	±6,457 SF
USE	Restaurant / food & beverage
CEILING HEIGHT	18' interior
COOLING	Central air
FIRE PROTECTION	Wet sprinkler system
PARKING	Paved, ample off-street
FF&E	Included
PURCHASE OPTIONS	Building + business / business / real estate
STATUS	Under contract — back-ups accepted

Under contract — back-up offers accepted. Square footage and lot size are approximate; buyer to verify. Taxes shown are 2023 real estate taxes per the MLS. 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 · LIC. RRE-RBS-LIC-16312

406-750-0276 · scott@catalyst-cre.com

CATALYST COMMERCIAL REAL ESTATE SERVICES

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

MLS #30016995