

FOR SALE



411 CENTRAL AVENUE

GREAT FALLS, MONTANA 59401 · DOWNTOWN RETAIL BUILDING (KAUFMANS)

PRICE
\$680,000BUILDING
±21,230 SFPRICE / SF
\$32.03FRONTAGE
50' CENTRAL

PROPERTY OVERVIEW

Prime downtown Great Falls building at 411 Central Avenue, longtime home of Kaufmans Menswear. The three-story historic brick building has about 50 feet of Central Avenue frontage, expansive main-level retail, upper-level retail and support areas, mezzanine space, a full basement and a three-stop freight elevator. High ceilings, large open areas and a flexible layout suit retail, office, showroom, storage or redevelopment for an owner-user or investor.

PROPERTY HIGHLIGHTS

- ±21,230 SF, three stories plus full basement
- ±50' of frontage on Central Avenue
- Expansive main-level retail floor
- Mezzanine and upper-level retail / support space
- Three-stop freight elevator
- High ceilings and open, flexible layout
- Located in an Opportunity Zone
- Walkable downtown location

Building size, year built and lot size are from public records and listing sources; buyer to verify. Opportunity Zone status to be confirmed by buyer's advisors. 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

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CATALYST COMMERCIAL REAL ESTATE SERVICES
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MAIN-LEVEL RETAIL FLOOR



MEZZANINE OVERLOOK



MEZZANINE OFFICES



RETAIL FLOOR AND STOREFRONT



UPPER-LEVEL BALCONY



UPPER-LEVEL SPACE

PROPERTY DETAILS

ADDRESS	411 Central Avenue	SALE PRICE	\$680,000
CITY / COUNTY	Great Falls / Cascade County, MT	PRICE / SF	\$32.03
PARCEL NUMBER	02-3015-12-2-21-04-0000	BUILDING SIZE	±21,230 SF
LOT SIZE	±0.17 AC	STORIES	3 + full basement
YEAR BUILT / RENOVATED	1930 / 1965	BUILDING CLASS	C
OPPORTUNITY ZONE	Yes	ELEVATOR	Three-stop freight
TOTAL ASSESSMENT	\$916,300	FRONTAGE	±50' on Central Ave

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