

FOR SALE



620 57TH STREET SOUTH

GREAT FALLS, MONTANA 59405 · C-1 CORNER LOT

SALE PRICE

\$395,000

LOT

±14,418 SF

PRICE / SF

\$27.40

ZONING

C-1

PROPERTY OVERVIEW

High-visibility 14,418 SF corner lot at 57th Street S and 7th Avenue S, zoned C-1 Neighborhood Commercial. The property comes with car wash plans already moving through the entitlement process, giving an investor or operator a head start on development along a busy east-side corridor.

PROPERTY HIGHLIGHTS

- ±14,418 SF / ±0.33 AC corner lot
- Corner of 57th St S & 7th Ave S
- C-1 Neighborhood Commercial zoning
- Car wash plans in entitlement process
- High traffic and visibility
- Inside city limits
- Not in a flood plain
- Vacant — ready to develop

Status of car wash plans and entitlements to be confirmed with the listing broker. Buyer to verify permitted uses and approvals with the City of Great Falls. 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

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

MLS #30064024



CORNER OF 57TH ST S & 7TH AVE S



OVERHEAD VIEW



57TH STREET FRONTAGE



AREA CONTEXT

PROPERTY DETAILS

ADDRESS	620 57th Street S
CITY / COUNTY	Great Falls / Cascade County, MT
LEGAL DESCRIPTION	Sunrise Terr Add No 3 Pt 3, Blk 5, Lot 1
SECTION / TWP / RNG	S10, T20N, R04E
GEOCODE	02301610310010000
ASSESSOR NUMBER	0001659800
LOT AREA	±0.331 AC / 14,418 SF
MLS NUMBER	30064024

SALE PRICE	\$395,000
PRICE PER SF	\$27.40
ZONING	C-1 Neighborhood Commercial
PLANNED USE	Car wash (in entitlement)
2025 REAL ESTATE TAXES	\$1,710.16
FLOOD PLAIN	None
SHOWINGS	Vacant land
TITLE	Chicago Title

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