

FOR SALE



700 KEOGH COURT

GREAT FALLS, MONTANA 59404 · INDUSTRIAL / LIVE-WORK

 SALE PRICE
\$959,000

 BUILDING
±16,690 SF

 SITE
±1.19 AC

 PRICE / SF
\$57.46

PROPERTY OVERVIEW

Multi-use brick and steel building on ±1.19 acres in Great Falls' light industrial area, just off 9th Street NW. Multiple heated shop and warehouse bays suit contractors, collectors and small businesses, and a 2-bedroom, 2-bath residence on the third floor works as a live-work setup or added rental income. Seller may consider a contract with 25% down.

PROPERTY HIGHLIGHTS

- ±16,690 SF building on ±1.19 acres
- Multiple heated shop / warehouse bays
- Overhead-door drive-in access
- 2-bed, 2-bath third-floor residence
- Owner-user, investor or live-work option
- Light industrial area off 9th Street NW
- Seller may carry with 25% down
- Not in a flood plain

Seller is a licensed real estate agent. Square footages and site area are from public records. 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

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CATALYST COMMERCIAL REAL ESTATE SERVICES

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

MLS #30054193



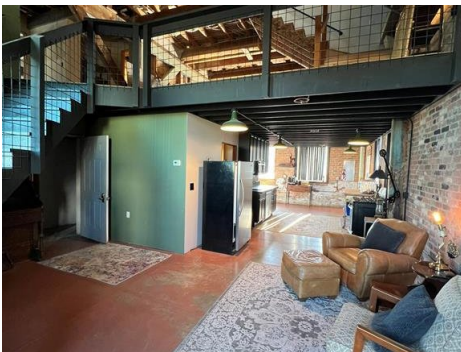
AERIAL — BUILDING AND LOT



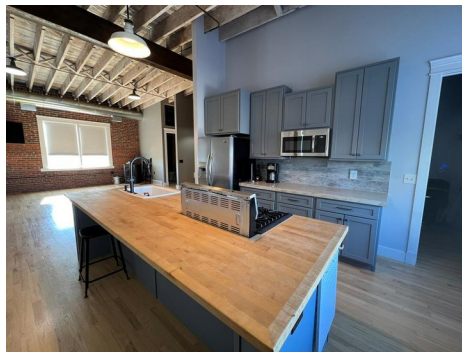
HEATED SHOP / WAREHOUSE BAY



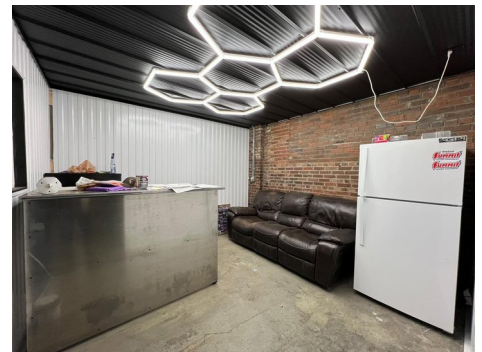
SHOP BAY WITH OVERHEAD DOOR



THIRD-FLOOR RESIDENCE — LIVING



THIRD-FLOOR RESIDENCE — KITCHEN



RECEPTION / LOUNGE

PROPERTY DETAILS

ADDRESS	700 Keogh Court	SALE PRICE	\$959,000
CITY / COUNTY	Great Falls / Cascade County, MT	PRICE PER SF	\$57.46
ZONING	Light industrial	BUILDING AREA	±16,690 SF
LEGAL DESCRIPTION	BN Car Shop Add, Blk 5, Lot 9	RESIDENCE	2 bed / 2 bath (3rd floor)
SECTION / TWP / RNG	S11, T20N, R03E	SHOP / WAREHOUSE	Multiple heated bays
GEOCODE	02301511311070000	CONSTRUCTION	Brick and steel
ASSESSOR NUMBER	0000355100	FOUNDATION	Poured concrete
YEAR BUILT	1930 (public records)	2024 REAL ESTATE TAXES	\$5,519.56
SITE AREA	±1.19 AC / 51,836 SF	FINANCING	Seller may carry, 25% down
FLOOD PLAIN	None	ACCESS	9th St NW to Keogh Ct
MLS NUMBER	30054193	POSSESSION	At closing

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