



815-825 1ST AVENUE NORTH

GREAT FALLS, MONTANA 59401 · RETAIL / WAREHOUSE · OPPORTUNITY ZONE

SALE PRICE
\$1,099,000

BUILDING
±12,936 SF

SITE
±0.688 AC

PRICE / SF
\$84.96

PROPERTY OVERVIEW

Brick retail, warehouse and shop building on two lots at the corner of 1st Avenue North and 9th Street, inside a federal Opportunity Zone. Built in 1949 and remodeled in 2007, it pairs a retail showroom with a free-span warehouse, 14' walls, skylights and drive doors. A 42-space paved lot serves the site, and C-4 zoning allows a broad range of downtown commercial uses.

PROPERTY HIGHLIGHTS

- ±12,936 SF on two lots, ±0.688 acres
- Retail counter / showroom frontage
- Free-span warehouse with skylights, 14' walls
- Drive doors and dedicated storage areas
- 42-space paved lot (2 ADA) plus outdoor seating
- Corner of 1st Ave N & 9th St — 10,903 AADT on 9th
- C-4 zoning, Opportunity Zone
- New roof 2015; 3 restrooms

Property is occupied; showings by appointment with 24-hour notice. Buyer to verify intended use with the City of Great Falls. 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.

SCOTT BLUMFIELD

BROKER/OWNER · LIC. RRE-RBS-LIC-16312

406-750-0276 · scott@catalyst-cre.com

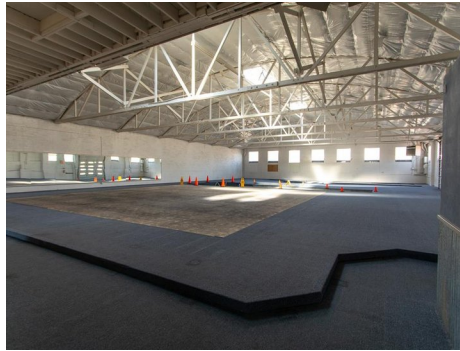
CATALYST COMMERCIAL REAL ESTATE SERVICES

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

MLS #30029768



AERIAL — CORNER OF 1ST AVE N & 9TH ST



FREE-SPAN WAREHOUSE WITH SKYLIGHTS



RETAIL SHOWROOM FRONTAGE



WAREHOUSE / OPEN FLOOR



PAVED LOT — 42 SPACES



REAR DRIVE-DOOR ACCESS

PROPERTY DETAILS

ADDRESS	815-825 1st Avenue N
CITY / COUNTY	Great Falls / Cascade County, MT
ZONING	C-4 Central Business Core
LEGAL DESCRIPTION	Original Townsite, Blk 304, Lots 8-11
SECTION / TWP / RNG	S12, T20N, R03E
GEOCODE	02301512130050000
ASSESSOR NUMBER	0000155550
YEAR BUILT	1949; remodeled 2007
SITE AREA	±0.688 AC / 29,969 SF (2 lots)
OPPORTUNITY ZONE	Yes
MLS NUMBER	30029768

SALE PRICE	\$1,099,000
PRICE PER SF	\$84.96
BUILDING AREA	±12,936 SF
WALL HEIGHT	14'
ROOF	New 2015
RESTROOMS	3
PARKING	42 spaces (2 ADA), paved
TRAFFIC — 9TH ST	10,903 AADT
TRAFFIC — 1ST AVE N	7,514 AADT
2023 REAL ESTATE TAXES	\$14,270.18
SHOWINGS	24-hr notice, by appointment

Property is occupied; showings by appointment with 24-hour notice. Buyer to verify intended use with the City of Great Falls. 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.

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 #30029768