

FOR SALE



NHN 28TH AVENUE NE

BLACK EAGLE, MONTANA 59414 · 14.21-ACRE INDUSTRIAL LAND

SALE PRICE

\$600,000

SITE

±14.21 AC

PRICE / AC

\$42,224

ZONING

INDUSTRIAL 1

PROPERTY OVERVIEW

±14.21 acres zoned Industrial 1 in Black Eagle, between 28th and 29th Streets NE just east of Highway 87. The site borders an established light industrial park and a large high-power substation, and Hwy 87 gives direct access for transportation and distribution. Suited to industrial, light manufacturing, or development and expansion. Buyer to verify intended use with the county.

PROPERTY HIGHLIGHTS

- ±14.21 acres / 618,988 SF
- Industrial 1 zoning
- Next to high-power electrical substation
- Adjacent to established light industrial park
- Just east of Highway 87
- Inside city limits
- Not in a flood plain
- Development or expansion site

Notify the listing broker before walking the property. Buyer to verify zoning and intended use with the county. 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 #30039060



SITE AND ADJACENT SUBSTATION



SITE BOUNDARY



BLACK EAGLE INDUSTRIAL AREA



NEIGHBORING INDUSTRIAL PARK

PROPERTY DETAILS

ADDRESS	NHN 28th Avenue NE
CITY / COUNTY	Black Eagle / Cascade County, MT
LEGAL DESCRIPTION	S31, T21N, R04E, in N2SW MK 1
GEOCODE	02313931201010000
ASSESSOR NUMBER	0002703000
SITE AREA	±14.21 AC / 618,988 SF
MLS NUMBER	30039060

SALE PRICE	\$600,000
PRICE PER ACRE	\$42,224
ZONING	Industrial 1
LOCATION	Between 28th & 29th St NE
HIGHWAY ACCESS	Just east of Hwy 87
FLOOD PLAIN	None
SHOWINGS	Vacant — notify broker

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