

FOR SALE



TBD 3RD AVENUE SOUTH

GREAT FALLS, MONTANA 59405 · 20-ACRE EAST-SIDE PARCEL

SALE PRICE

\$1,995,000

SITE

±20.00 AC

PRICE / AC

\$99,750

ZONING

COUNTY MU-20

PROPERTY OVERVIEW

20-acre parcel on Great Falls' expanding east side, directly bordering the proposed "The Falls" master-planned development and near Malmstrom Air Force Base. A large contiguous tract in one of the city's most active growth corridors, suited to future development, industrial or mixed use, a contractor yard, or long-term land banking. Buyer to verify zoning, utilities, access and permitted uses.

PROPERTY HIGHLIGHTS

- ±20.00 acres / 871,200 SF
- Borders proposed "The Falls" development
- Near Malmstrom AFB and 57th St corridor
- County zoned Mixed Use-20
- Development, industrial or land-bank play
- Large contiguous tract
- Not in a flood plain
- Access by private drive off 3rd Ave S

Showings by appointment only; agent must accompany. Do not drive the private access without permission. Buyer to verify zoning, utilities, access and permitted uses. 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 #30065629



SITE AERIAL



LOOKING TOWARD 57TH ST S



CONTEXT — MALMSTROM AFB AND 57TH ST



PARCEL MAP

PROPERTY DETAILS

ADDRESS	TBD 3rd Avenue S
CITY / COUNTY	Great Falls / Cascade County, MT
JURISDICTION	Outside city limits
LEGAL DESCRIPTION	S10, T20N, R04E, W/2SWSE MKS B1 & B2
GEOCODE	02301610401030000
ASSESSOR NUMBER	0002624100
SITE AREA	±20.00 AC / 871,200 SF
MLS NUMBER	30065629

SALE PRICE	\$1,995,000
PRICE PER ACRE	\$99,750
ZONING	County Mixed Use-20
2025 REAL ESTATE TAXES	\$98.85
FLOOD PLAIN	None
ACCESS	Private drive off 3rd Ave S
SHOWINGS	Appointment — agent accompanies
TITLE	Chicago Title

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