

\$2,250,000 - 201 & 207 2nd Avenue S, Great Falls

MLS® #30023693

\$2,250,000

Bedroom, Bathroom, 14,940 sqft
Commercial Sale on 0.34 Acres

N/A, Great Falls, MT

Located in the heart of downtown Great Falls, Montana, this commercial building is situated on the corner of 2nd St. S. and 2nd Ave. South assuring exceptional visibility and attention. The high-traffic location is just inside the Downtown Parking District, so it benefits from the parking advantages. The commercial building is just under 15,000 square feet, with approximately 8,000 sq. ft. of it encompassing the showroom. The large windows supply tons of natural light and allow visibility to the street. In addition, the building has high ceilings, multiple entrances, a floorplan that includes 5 separate offices, 4 bathrooms, a break/conference room, front counter space, an IT room, a copier/office supply room, several storage rooms, and a heated warehouse with an overhead door and street access. The warehouse can serve as private parking as well. Significant upgrades were completed in 2008 including new plumbing, electrical, roof, HVAC, and windows to this 1914 historic downtown gem. From 2008-2022, the building served as a furniture, appliance, and electronics store. A segment of the property (207) could be utilized as a separate business with its own entrance, bathroom, office space, kitchenette, and storage. Think you might need more space? An adjacent warehouse is listed for sale separately at 215 2nd Ave. So. The warehouse is approximately 26,000 sq. feet. The possibilities are endless. As Great Falls grows and the downtown area adds incentive,



these buildings are in prime locales to utilize
as you see fit.

Essential Information

MLS® #	30023693
Price	\$2,250,000
Square Footage	14,940
Acres	0.34
Type	Commercial Sale
Sub-Type	Retail
Status	Active

Community Information

Address	201 & 207 2nd Avenue S
Subdivision	N/A
City	Great Falls
County	Cascade
State	MT
Zip Code	59405

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Available
Parking	Garage, Garage Door Opener, Heated Garage, On Street

Interior

Interior	Carpet, Concrete
Interior Features	Skylights
Heating	Forced Air, Gas
Cooling	Central Air

Exterior

Exterior Features	Awning(s)
Windows	Aluminum Frames, Skylight(s)
Roof	Rubber
Construction	Brick
Foundation	Slab

Additional Information

Date Listed	April 23rd, 2024
Days on Market	438