

\$1,600,000 - 1109 6th Avenue N, Great Falls

MLS® #30027190

\$1,600,000

Bedroom, Bathroom, 68,925 sqft
Commercial Sale on 1.27 Acres

N/A, Great Falls, MT

Redevelopment opportunity at the former Cambridge Place Retirement Community. Approx. 68,925 SF of interior space on approx. 1.265-acre lot. Built in 1929; remodeled in 1985 (steel studs throughout). Updates 2021-current. 10'™-16'™ wall height. Paved, off-street parking lot with security fencing. Some new windows and a security system with motion sensors. Zoned R-6 Multi-Family High Density; Buyer to verify its intended use with City. 2023 Taxes: \$6,985.26. Structurally sound. Phase I & II, sprinkler bid, historic property records, and architectural drawings for 80+ living units available. Commercial kitchen. 2 elevators (one needs a complete upgrade; other needs belts). Cable to all rooms. ADA compliant doorways. Some mold remediation needed. ***Discretion Advised: Offensive graffiti on premises from vandals. *** Discretion Advised: Health-sensitive individuals should use precaution. ALL OFFERS WILL BE CONSIDERED. Being sold As-Is, Where-Is.

Built in 1929

Essential Information

MLS® #	30027190
Price	\$1,600,000
Square Footage	68,925
Acres	1.27



Year Built	1929
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	1109 6th Avenue N
Subdivision	N/A
City	Great Falls
County	Cascade
State	MT
Zip Code	59401

Exterior

Foundation	See Remarks
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Additional Information

Date Listed	May 28th, 2024
Days on Market	510