

\$9 - 815-825 1st Avenue N, Great Falls

MLS® #30029770

\$9

Bedroom, Bathroom,
Commercial Lease on 0.69 Acres

N/A, Great Falls, MT

Warehouse/Retail/Shop for SALE
(\$1,350,000) or LEASE (\$9.00/SF/YR NNN) in
Opportunity Zone!

815-825 1st Ave. N. Great Falls, MT 59401.
Approx. 12,936 SF of interior space and two
lots. Approx.. 0.688 total acres. Built in 1949;
remodeled in 2007. New roof in 2015. 14' wall height. Retail counter/showroom; free
span warehouse with skylights. Dedicated
storage areas; drive doors. 3 restrooms.
Paved, off-street parking lot with 42 spaces (2
handicap spaces). Outdoor seating. Zoned
C-4 Central Business Core; Buyer/Tenant to
verify its intended use with City. 2023 Tax:
\$14,270.18. 9th Street AADT: 10,903. 1st Ave
N AADT: 7,514.

GREAT FALLS ORIGINAL TOWNSITE, S12,
T20 N, R03 E,
BLOCK 304, Lot 010, LTS 10-11 (815 1st Ave
N)
and
GREAT FALLS ORIGINAL TOWNSITE, S12,
T20 N, R03 E,
BLOCK 304, Lot 008, LT 8 & 9 (825 1st Ave
N)

Essential Information

MLS® # 30029770

Price \$9



Acres	0.69
Type	Commercial Lease
Sub-Type	Building/Land
Status	Active

Community Information

Address	815-825 1st Avenue N
Subdivision	N/A
City	Great Falls
County	Cascade
State	MT
Zip Code	59401

Additional Information

Date Listed	July 3rd, 2024
Days on Market	474