

# \$1,150,000 - 1021 15th Street N, Great Falls

MLS® #30035285

**\$1,150,000**

Bedroom, Bathroom, 8,304 sqft  
Commercial Sale on 0.62 Acres

N/A, Great Falls, MT

It's all about the LOCATION!!! GET NOTICED in this high traffic area of Great Falls, Mt. Opportunity is knocking for INVESTORS and ENTREPRENEURS to purchase this .62 acre property featuring a 7460 SQ FT SHOP with drive through shop doors to the FENCED BACK LOT. Previously housing a successful auto body/mechanic business, this building could be configured to your needs. A tastefully updated & air conditioned OFFICE SPACE and adjoining RECEPTION AREA with TV keeps clients comfortable while waiting. The Shop features multiple heaters(1 oil burner), 2 hoists, a 15 horse compressor, a Down Draft paint booth, & 2 air filtration systems that could be negotiated into the contract.

Built in 1973

## Essential Information

|                |                 |
|----------------|-----------------|
| MLS® #         | 30035285        |
| Price          | \$1,150,000     |
| Square Footage | 8,304           |
| Acres          | 0.62            |
| Year Built     | 1973            |
| Type           | Commercial Sale |
| Sub-Type       | Building/Land   |
| Status         | Active          |

## Community Information

|         |                    |
|---------|--------------------|
| Address | 1021 15th Street N |
|---------|--------------------|



|             |             |
|-------------|-------------|
| Subdivision | N/A         |
| City        | Great Falls |
| County      | Cascade     |
| State       | MT          |
| Zip Code    | 59401       |

**Amenities**

|           |                                                                             |
|-----------|-----------------------------------------------------------------------------|
| Utilities | Electricity Connected, Natural Gas Connected, High Speed Internet Available |
| Parking   | Additional Parking                                                          |

**Interior**

|          |                 |
|----------|-----------------|
| Interior | Concrete        |
| Heating  | Forced Air, Gas |
| Cooling  | Central Air     |

**Exterior**

|            |      |
|------------|------|
| Foundation | Slab |
|------------|------|

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2024 |
| Days on Market | 356                |