

# \$58,333 - 410 Central Avenue 100, Great Falls

MLS® #30036736

**\$58,333**

Bedroom, 2.00 Bathroom, 35,000 sqft  
Commercial Lease on 1.62 Acres

N/A, Great Falls, MT

If you are looking for high visibility, and traffic counts in the downtown Great Falls core, this is IT! The modern AND historic bldg offers 35,000 sqft of floor space on the ground floor that captures Central Ave and 4th St North attention with its long expanse of big windows. Previously, the versatile space was leased to a call center, but would be ideal for retail, bar/restaurant/brewery, law firm, medical services, government, general offices, and so much more. Currently, there is a lobby, reception, seating areas, conference rooms, a full kitchen, dining space, bathrooms, and loading dock. Also, enjoy an extensive fiber optic system and uninterrupted power with a back-up generator. Previous tenant made over a million dollars in tenant improvements. Landlord can rebuild to suit and/or divide the space, if you do not need the full 35,000 sq feet. Covered and open parking available, but not included in lease price. Air cooling system in place. Dozens of office chairs, cubicles, televisions, kitchen equipment, other furnishings, shelving, monitor holders are available, but not included in the lease. Carpet and laminate are current floor coverings. Women's bathroom is handicapped accessible and has 10 stalls and 6 sinks. Men's is handicap accessible with 2 stalls, 3 urinals, and 3 sinks. Opening up the mezzanine would create 19 foot ceiling heights. Building formerly dubbed the historic Strain building and was once Sears. Building currently home to an event center, the bar Elevation, golf



simulators, counselors, attorneys, and more.  
Property manager on site. Loading docks are currently shared, but landlord could convert to separate and private, if new tenant needs.  
Building is NOT FOR SALE. This is commercial lease only. Also, see additional space, for lease, on separate floors, under separate listing.

Built in 1914

**Essential Information**

|                |                  |
|----------------|------------------|
| MLS® #         | 30036736         |
| Price          | \$58,333         |
| Bathrooms      | 2.00             |
| Full Baths     | 2                |
| Square Footage | 35,000           |
| Acres          | 1.62             |
| Year Built     | 1914             |
| Type           | Commercial Lease |
| Sub-Type       | Building         |
| Status         | Active           |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 410 Central Avenue 100 |
| Subdivision | N/A                    |
| City        | Great Falls            |
| County      | Cascade                |
| State       | MT                     |
| Zip Code    | 59401                  |

**Amenities**

|           |                                              |
|-----------|----------------------------------------------|
| Utilities | Electricity Connected, Natural Gas Connected |
| Parking   | Garage, On Street                            |
| View      | City                                         |

**Interior**

|                   |               |
|-------------------|---------------|
| Interior          | Carpet        |
| Interior Features | High Ceilings |

|         |       |
|---------|-------|
| Cooling | Other |
|---------|-------|

**Exterior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | See Remarks                                             |
| Windows           | Aluminum Frames, Double Pane Windows, Display Window(s) |
| Roof              | Rubber                                                  |
| Construction      | Brick                                                   |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | December 4th, 2024 |
| Days on Market | 210                |
| Zoning         | Commercial         |