

\$599,000 - 524 1st Avenue S, Great Falls

MLS® #30038938

\$599,000

Bedroom, Bathroom, 11,324 sqft
Commercial Sale on 0.17 Acres

N/A, Great Falls, MT

Prime Downtown Office Building for Sale- you must see in person to appreciate. Discover the perfect blend of modern amenities and historic charm in this spacious commercial office space located in the heart of downtown Great Falls. The building's prime location makes it an ideal choice for businesses looking to establish a strong presence in the community. This fully functional and currently occupied commercial space was remodeled in 1993, it is move in ready and looking for its next tenant. With over 7500 sq. ft. and a floor plan that is customizable to suit your needs, this space is ideal for law firms, accounting firms, consulting agencies, marketing agencies, design studios, tech startups, health and wellness services, just to name a few. A large, clean and well-lit basement add to many opportunities as well. Ample on-site and street parking for employees and clients. All potential buyers must provide ability to purchase prior to setting up a showing. It is recommended that all buyers and buyer's agents verify all the information provided to them regarding this property to their satisfaction. This information is provided by outside sources and deemed reliable but not warranted by the listing agent.

Built in 1915

Essential Information

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Price	\$599,000
Square Footage	11,324
Acres	0.17
Year Built	1915
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	524 1st Avenue S
Subdivision	N/A
City	Great Falls
County	Cascade
State	MT
Zip Code	59401

Amenities

Utilities	Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Connected
Features	Sidewalks
Parking	Garage, On Street

Interior

Interior	Carpet
Heating	Forced Air, Gas
Cooling	Central Air
Has Basement	Yes
Basement	Unfinished

Exterior

Exterior Features	Awning(s)
Construction	Brick, Block
Foundation	Block, Basement

Additional Information

Date Listed	January 13th, 2025
Days on Market	227
Zoning	Commercial