

\$390,000 - 2200 9th Avenue N, Great Falls

MLS® #30039103

\$390,000

Bedroom, Bathroom, 6,100 sqft
Commercial Sale on 0.27 Acres

N/A, Great Falls, MT

Back on Market , No Fault of Sellers!!! Great mixed-use investment opportunity!
The first floor in the main building is a commercial shop and consists of approximately 4600 square feet of office, two bathrooms, shop with two overhead doors, two furnaces, both new in the last 10 years, and tons of storage. The upstairs apartment is a two bed, 1 bath, approximately 1600 square feet, huge living room with free standing gas stove, bar, large dining room, walk in pantry, w/d hookups, big storage room, fresh paint and new flooring coming. The photos of the apartment with flooring are just for reference. The main Quonset building was painted in 2021 with an elastomeric paint for longevity. The second building consists of 5 storage units with overhead doors and a heated commercial paint booth with mechanic pit. In 2021 this storage building was resided with metal siding, new roof and new overhead doors throughout. The property is fully fenced with a large parking lot and easy access. Great business location with rental income possibilities!
Main commercial space has historically rented for around \$2000 a month plus NNN, upstairs apartment market value is around \$1100 a month.
Ready for occupancy.

Built in 1947

Essential Information



MLS® #	30039103
Price	\$390,000
Square Footage	6,100
Acres	0.27
Year Built	1947
Type	Commercial Sale
Sub-Type	Duplex
Status	Active

Community Information

Address	2200 9th Avenue 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
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Exterior

Roof	Metal
Construction	Metal Siding
Foundation	Slab

Additional Information

Date Listed	January 21st, 2025
Days on Market	231
Zoning	Industrial - Light