# \$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

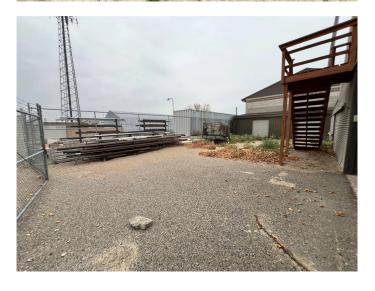
Back on Market, No Fault of Sellers!!! Great mixed-use investment opportunity! The first floor in the main building is a commercial shop and consists of approximately 4600 square feet of office, two bathrooms, shop with two overhead doors, two furnaces, both new in the last 10 years, and tons of storage. 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**

Available

### **Exterior**

Roof Metal

Construction Metal Siding

Foundation Slab

# **Additional Information**

Date Listed January 21st, 2025

Days on Market 231

Zoning Industrial - Light