

\$20 - 1601 Marketplace Drive 20, Great Falls

MLS® #30039355

\$20

Bedroom, 2.00 Bathroom, 8,212 sqft
Commercial Lease

N/A, Great Falls, MT

Prime Commercial Space for Lease in Great Falls Marketplace Shopping Center - This 1,512 square foot end cap is surrounded by successful businesses including AT&T, ColdStone Creamery, Hokkaido Ramen & Sushi, The Buckle, Smiths, etc. The space is currently set up as a quick-service restaurant (no hood/cooktop) with high ceilings that provide an open, airy feel. It includes a walk-in cooler, additional storage space to keep your operations organized, a small office for administrative tasks, and two restrooms for customer and staff convenience. There is also signage available on both sides of the building to showcase your brand. Traffic counts are impressive, with an annual average daily traffic of 10,659, ensuring maximum visibility and customer flow. Please look at documents to see list of exclusive/restrictive uses as the center has limitations on type of businesses that can operate in the shopping center. FF&E not included. Listing Broker is related to member of GFMP Holdings, LLC.

Built in 1998

Essential Information

MLS® #	30039355
Price	\$20
Bathrooms	2.00
Full Baths	2
Square Footage	8,212



Year Built	1998
Type	Commercial Lease
Sub-Type	Building
Status	Active

Community Information

Address	1601 Marketplace Drive 20
Subdivision	N/A
City	Great Falls
County	Cascade
State	MT
Zip Code	59404

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available
Features	Street Lights, Sidewalks

Interior

Interior	Concrete
Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, Storage
Heating	Forced Air, Gas
Cooling	Central Air

Exterior

Windows	Display Window(s)
Construction	Drywall

Additional Information

Date Listed	January 23rd, 2025
Days on Market	161
Zoning	Commercial