

\$750,000 - Nhn 7th Avenue N, Great Falls

MLS® #30043195

\$750,000

Bedroom, Bathroom,
Land on 23.40 Acres

N/A, Great Falls, MT

This expansive residential lot presents a rare opportunity for thoughtful development, blending the best of rural living with urban accessibility. Surrounded by city limits yet under County jurisdiction, the property offers flexibility for a variety of uses while maintaining a sense of space and freedom. Currently zoned Suburban Residential 1 (SR-1), this property holds potential for subdivision into spacious residential lots, some of which could remain in the County and accommodate livestock or horses—an uncommon feature in such a centrally located area. Developers may also consider options such as manufactured home communities, an RV park, equine or animal boarding facility, or storage facilities, subject to zoning approvals. The property is ideally situated for families and professionals alike, bordering Morningside Elementary School and adjacent to Heren City Park with its playground and walking paths. Located just a mile from Malmstrom Air Force Base and close to essential amenities, including Walmart, this site ensures both convenience and community appeal. While the high clay content of the soil limits large-scale, high-density multi-family housing, it opens the door to lower-density developments tailored to the growing demand for housing in the area. With the anticipated population and job growth fueled by future infrastructure projects, this property offers a compelling opportunity for developers with vision.



Essential Information

MLS® #	30043195
Price	\$750,000
Acres	23.40
Type	Land
Sub-Type	Residential
Status	Active Under Contract

Community Information

Address	Nhn 7th Avenue N
Subdivision	N/A
City	Great Falls
County	Cascade
State	MT
Zip Code	59405

Amenities

Features	Park
----------	------

Additional Information

Date Listed	March 11th, 2025
Days on Market	224
Zoning	Residential