

\$27 - 1408 3rd Street Nw, Great Falls

MLS® #30046312

\$27

Bedroom, 1.00 Bathroom, 3,694 sqft
Commercial Lease on 1.51 Acres

N/A, Great Falls, MT

This brand-new 1,500 square foot commercial space is all about visibility, convenience, and opportunity. Located next to Fetch Pet Boutique at 1408 3rd Street NW, just off the Northwest Bypass and near Albertson®s, this highly traveled corridor offers incredible exposure and easy access for customers and clients alike.

Delivered as a finished shell, the space is ready for your custom build-out—perfect for retail, medical, office, or service-oriented use. The building features modern construction, high ceilings, natural light, and ample shared parking.

Offered as a NNN lease with CAM percentage to be established. An exceptional spot for your next location in one of Great Falls's most active and developing commercial areas.

Built in 2001

Essential Information

MLS® #	30046312
Price	\$27
Bathrooms	1.00
Half Baths	1
Square Footage	3,694
Acres	1.51
Year Built	2001
Type	Commercial Lease



Sub-Type	Building
Status	Active

Community Information

Address	1408 3rd Street Nw
Subdivision	N/A
City	Great Falls
County	Cascade
State	MT
Zip Code	59404

Amenities

Parking	See Remarks
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Additional Information

Date Listed	April 11th, 2025
Days on Market	193
Zoning	Commercial