

\$249,000 - 1217/1219 6th Avenue S, Great Falls

MLS® #30046667

\$249,000

Bedroom, Bathroom,
Residential Income on 0.17 Acres

N/A, Great Falls, MT

Two Homes, One Lot – Prime Investment
Opportunity in Great Falls, MT!

Now Available!

Discover this two-home property on a single lot, near 10th Ave S! Ideal for investors or owner-occupants, this well-maintained multi-family setup offers high occupancy rates, separate utilities, and private, fenced yards for ultimate tenant privacy.

Property Highlights:

Two rentals in good condition: Move-in ready with modern appeal.

Unmatched Investment Potential:

Live in One, Rent the Other: Offset your mortgage while building equity.

Strong ROI: Priced for immediate cash flow with upside from additional upgrades.

Flexible Financing: VA, FHA, and conventional loan options available!

Perfect for First-Time Investors or expanding or starting their property portfolios.

Built in 1920

Essential Information

MLS® #	30046667
Price	\$249,000
Acres	0.17



Year Built	1920
Type	Residential Income
Style	Ranch
Status	Active

Community Information

Address	1217/1219 6th Avenue S
Subdivision	N/A
City	Great Falls
County	Cascade
State	MT
Zip Code	59401

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Separate Meters
Parking	Alley Access, On Street
View	Residential

Interior

Appliances	Range, Refrigerator
Heating	Forced Air
# of Stories	1
Stories	One
Basement	Daylight, Partially Finished

Exterior

Exterior Features	Balcony
Lot Description	50x150
Foundation	Poured

Additional Information

Date Listed	April 23rd, 2025
Days on Market	180
Zoning	Residential