

\$185,500 - 1305 9th Avenue S, Great Falls

MLS® #30047230

\$185,500

Bedroom, Bathroom, 2,360 sqft
Commercial Sale on 0.17 Acres

GREAT FALLS 10TH ADDITION, Great Falls,
MT

Prime Commercial Opportunity with Exceptional Investment Upside! Located on high-traffic 9th Ave South in Great Falls, 1305 presents a renovated 2360 sq ft commercial building. This isn't just a space; it's a fully functional, ready-to-go environment perfect for your business. It's ideally suited for owner-occupiers seeking a versatile space for their store, professional office, or service-based business. Imagine operating your venture with approximately 780 sq ft of street-level office/retail space, a functional 800 sq ft warehouse area, garage and a substantial 780 sq ft of convenient basement storage

Don't miss this rare chance to secure a strategically located, Recently renovated commercial property that offers immediate owner-use functionality and strong investment returns with room to grow. The Listing is offered "As Is", "Where As". Schedule your showing today to explore the endless possibilities! call your Real Estate professional or the list agents. perfect for a service based business, or office area, possible to rent out gargage/warehouse to pay the mortgage.

Built in 1925

Essential Information

MLS® #	30047230
Price	\$185,500



Square Footage	2,360
Acres	0.17
Year Built	1925
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	1305 9th Avenue S
Subdivision	GREAT FALLS 10TH ADDITION
City	Great Falls
County	Cascade
State	MT
Zip Code	59405

Amenities

Amenities	Bike Storage
Utilities	Electricity Connected, Natural Gas Available

Interior

Has Basement	Yes
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Exterior

Lot Description	7500 SF
Foundation	Poured, Basement

School Information

District	District No. 1
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Additional Information

Date Listed	May 5th, 2025
Days on Market	177
Zoning	Commercial