

\$1,750,000 - 3510 10th Avenue S, Great Falls

MLS® #30047681

\$1,750,000

Bedroom, Bathroom, 3,600 sqft
Commercial Sale on 0.34 Acres

N/A, Great Falls, MT

Prime 10th Avenue South location with unbeatable visibility—this commercial property is ready for its next owner to step in and start generating income. Situated on a .34-acre lot with an average daily traffic count of over 23,000, this 3,600 sq. ft. building was thoughtfully constructed in 1996 and offers a versatile layout split between a spacious showroom with offices and a functional shop. The 40x60 shop features two overhead doors (10x10 and 12x12), 14-foot ceilings, radiant floor heat, washer and dryer hookups, and 14-foot wall height. The air-conditioned 1200 sq. ft. front section includes over 800 sq. ft. of showroom space, a reception area, and two offices measuring 10x10 and 10x12. Located at a busy stoplight, this property offers outstanding exposure in one of the city's most active corridors. Schedule your private showing today!

Built in 1996

Essential Information

MLS® #	30047681
Price	\$1,750,000
Square Footage	3,600
Acres	0.34
Year Built	1996
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active



Community Information

Address	3510 10th Avenue S
Subdivision	N/A
City	Great Falls
County	Cascade
State	MT
Zip Code	59405

Amenities

Utilities	Electricity Connected, Natural Gas Connected
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Interior

Heating	Radiant Floor
Cooling	Central Air

Exterior

Exterior Features	Awning(s)
Roof	Metal
Construction	Metal Frame, Metal Siding
Foundation	Block

Additional Information

Date Listed	May 6th, 2025
Days on Market	55
Zoning	Commercial