

# \$6,500 - 3510 10th Avenue S, Great Falls

MLS® #30048063

**\$6,500**

Bedroom, 2.00 Bathroom, 3,600 sqft  
Commercial Lease 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® #         | 30048063         |
| Price          | \$6,500          |
| Bathrooms      | 2.00             |
| Half Baths     | 2                |
| Square Footage | 3,600            |
| Acres          | 0.34             |
| Year Built     | 1996             |
| Type           | Commercial Lease |



|          |               |
|----------|---------------|
| 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 |
|-----------|----------------------------------------------|

**Interior**

|                   |                |
|-------------------|----------------|
| Interior Features | Open Floorplan |
| Heating           | Radiant Floor  |
| Cooling           | Central Air    |

**Exterior**

|              |                           |
|--------------|---------------------------|
| Roof         | Metal                     |
| Construction | Metal Frame, Metal Siding |

**Additional Information**

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