

\$995,000 - 19 Moonstone Court, Great Falls

MLS® #30048064

\$995,000

Bedroom, Bathroom, 7,152 sqft
Commercial Sale on 2.01 Acres

N/A, Great Falls, MT

Beautifully constructed and maintained commercial opportunity only minutes from Great Falls! Located on a 2.01 acre lot in the Sun River Commercial Park just off of the Vaughn Frontage Road, this 7152SF building offers many potential options for your and your business. This is not just a basic commercial shop! It was built in 2023 with tasteful design details and upgrades such as rustic corrugated metal wainscoting, natural timber accents, and knotty alder doors and trim. Currently housing the Great Falls branch of Treasure State Insulation, you can be sure that the insulation exceeds expectations. The 2x6 walls contain 2 inch spray foam and 3.5 inch stabilized cellulose with an RValue of 28.5. Ceilings are blown insulation with an RValue of 50. Efficiency continues throughout with natural gas radiant floor heat with 2 boilers: one for the lobby and offices area and one for the shop side. The shop space is 60x100ft (6000SF) and features 6in rebar reinforced concrete floors, 16ft interior ceiling clearance including: 4 - 12x14ft auto-overhead doors and 1 - 10x8ft auto-overhead door, a loading dock with plate leveler, work benches with shelving and cabinetry, and a mezzanine for extra storage. Lofty 12ft ceilings and picturesque windows in the lobby make an impressive statement to customers. Two spacious offices and a fully equipped breakroom with bathroom complete the office area of this building. Includes 2024 security system featuring 13 cameras positioned in both



interior and exterior. This system has audio and visual capabilities and retains footage for 2 weeks. An ADA accessible exterior door is located on the east side of the building. This building is like new and ready for you to make it your own!

Built in 2023

Essential Information

MLS® #	30048064
Price	\$995,000
Square Footage	7,152
Acres	2.01
Year Built	2023
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	19 Moonstone Court
Subdivision	N/A
City	Great Falls
County	Cascade
State	MT
Zip Code	59404

Amenities

Utilities	Electricity Connected, Natural Gas Connected, High Speed Internet Available
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Interior

Interior	Concrete, Heavy Duty, Other
Heating	Gas, Hot Water, Radiant Floor

Exterior

Roof	Metal
Construction	Blown-In Insulation, Foam Insulation, Metal Siding
Foundation	Poured, Slab

Additional Information

Date Listed May 13th, 2025

Days on Market 161