

\$599,000 - 803 3rd Street Nw, Great Falls

MLS® #30049433

\$599,000

Bedroom, Bathroom, 2,306 sqft
Commercial Sale on 0.50 Acres

N/A, Great Falls, MT

Introducing an incredible commercial opportunity- a 1/2 acre building lot with exceptional potential for commercial development situated in the heart of the growing westside. This sought-after property boasts high traffic frontage, offering maximum visibility to potential customers as well as the outstanding river views that add a touch of natural beauty to the location! The traffic count between 3rd St NW and the Bypass is an impressive 30,600 cars per day, ensuring a steady flow of potential customers. Zoned M2 commercial, this lot provides immense flexibility for various business ventures. Whether you envision a fast serve restaurant, a retail establishment, or any other commercial endeavor, this property can accommodate your aspirations. Furthermore, the zoning also permits residential or mixed-use development, allowing for even greater possibilities! Convenience is key, as this property is in close proximity to a light, ensuring easy access for both customers and employees.

Built in 1954

Essential Information

MLS® #	30049433
Price	\$599,000
Square Footage	2,306
Acres	0.50
Year Built	1954



Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	803 3rd Street Nw
Subdivision	N/A
City	Great Falls
County	Cascade
State	MT
Zip Code	59404

Amenities

Utilities	Electricity Available, Natural Gas Available
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Exterior

Foundation	Poured
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Additional Information

Date Listed	May 12th, 2025
Days on Market	158