

\$4,900,000 - N/A, Great Falls

MLS® #30050645

\$4,900,000

Bedroom, Bathroom, 75,970 sqft
Commercial Sale on 2.72 Acres

N/A, Great Falls, MT

Substantial industrial property located at 901 9th Street North in Great Falls, Montana, offering a total of approximately 75,970 square feet of fully sprinklered functional space. The building includes 66,336 square feet on the main level and an additional 9,634 square feet of mezzanine area situated in the west warehouse. The property sits on a 118,606.68 square foot lot (approximately 2.72 acres) and is improved with two primary structures built in 1950 and 1966, with updates including a remodel in 2018. Construction is primarily concrete block with clear-span interiors and ceiling heights up to 20 feet, making this an excellent candidate for distribution, manufacturing, or multi-tenant investment. The building is partially leased, offering a mix of income and flexibility. A national food processing tenant occupies the rear 25,200 square feet of warehouse space under a lease that runs through December 31, 2026. Additionally, KaBoom, a recreational use tenant, occupies a portion of the building on a month-to-month basis following the expiration of their prior lease. They continue to pay rent and utilities and can be retained or replaced at the buyer's discretion. The property owner also uses 7,384 square feet for personal storage and is open to a leaseback arrangement if that suits the needs of the buyer.

Built in 1950



Essential Information

MLS® #	30050645
Price	\$4,900,000
Square Footage	75,970
Acres	2.72
Year Built	1950
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	N/A
Subdivision	N/A
City	Great Falls
County	Cascade
State	MT
Zip Code	59401

Exterior

Foundation	Poured, Slab
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Additional Information

Date Listed	May 27th, 2025
Days on Market	146