# \$525,000 - 503 1st Avenue N 103, Great Falls

MLS® #30051270

\$525,000

Bedroom, Bathroom, Commercial Sale

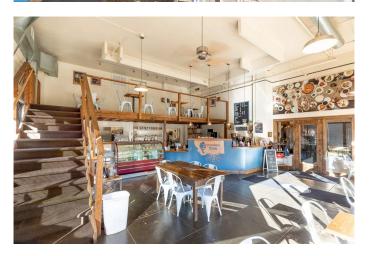
N/A, Great Falls, MT

Prime Downtown Commercial Condo Unit Sale with High Visibility (Business Not For Sale)

Located in the heart of downtown Great Falls with excellent frontage on 1st Ave N, this 1,468 sq ft commercial condo offers a fantastic investment opportunity. Currently tenant-occupied through August 2026, the unit features a functional kitchen/baking area, a versatile mezzanine space, and a built-in fire suppression system-ideal for food service or other high-use applications. Positioned below 19 residential units & next to 5 other commercial condos, this space benefits from built-in foot traffic and is surrounded by vibrant neighboring businesses such as Fire Artisan Pizza and Clearwater Credit Union. The central location places you just steps from local shops, distilleries, restaurants, salons, nightlife, and more-making it an attractive spot for both tenants and future potential users. Whether you're looking to expand your investment portfolio or secure a future home for your business, this condo offers visibility, location, and steady income in one of Great Falls' most dynamic commercial hubs.







Built in 1930

# **Essential Information**

MLS® # 30051270 Price \$525,000 Year Built 1930

Type Commercial Sale

Sub-Type Condominium

Status Active

# **Community Information**

Address 503 1st Avenue N 103

Subdivision N/A

City Great Falls

County Cascade

State MT

Zip Code 59401

#### **Amenities**

Utilities Electricity Connected

Parking On Street

# Interior

Interior Features Elevator

Heating Electric, Forced Air

Cooling Central Air

# **Exterior**

Foundation Poured

# **Additional Information**

Date Listed June 4th, 2025

Days on Market 29

Zoning Commercial