

\$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's 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
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Additional Information

Date Listed	June 4th, 2025
Days on Market	29
Zoning	Commercial