

CORDER

AND ASSOCIATES, LLC



Downtown Commercial Building

201 & 207 2nd Ave. So., Great Falls, MT 59405

Offered at \$2,250,000

LandReport
AMERICA'S
BEST
BROKERAGES



Presented Exclusively by
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Property Information

Lot Size: 0.34 acres

Taxes: \$14,805.46 (2023)

Year Built: 1914

Legal: GREAT FALLS ORIGINAL TOWNSITE, S12, T20 N, R03 E, BLOCK 369, LOT 013, LTS 13-14

Square Feet: 15,000

Offices/Bathrooms: 5 separate offices/4 bathrooms

HVAC: Forced air gas; Central air conditioning

Equipment Included: Phone system; Wired for security system with cameras; Alarm system

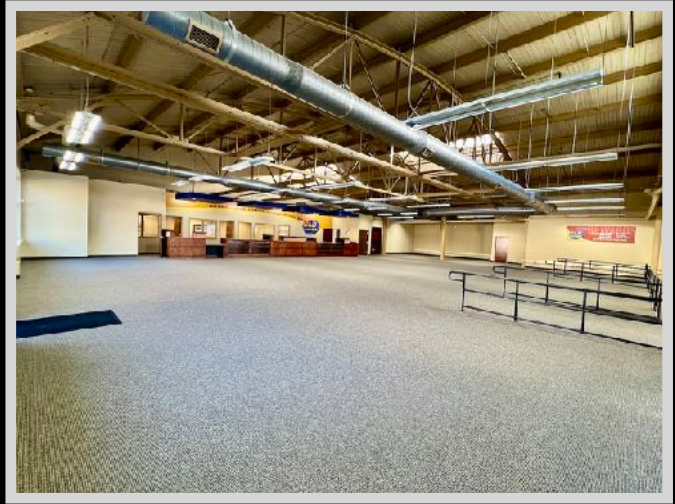
Type of Business: Formerly furniture, appliance, and electronics store

Included: Real property; Heated warehouse w/overhead door and street access; IT room; Copy room; Break/Conference room; Several storage rooms; 207 could be utilized as a separate business with its own access

Zoning: Commercial C-4

Seller is a licensed real estate agent in the state of Montana.

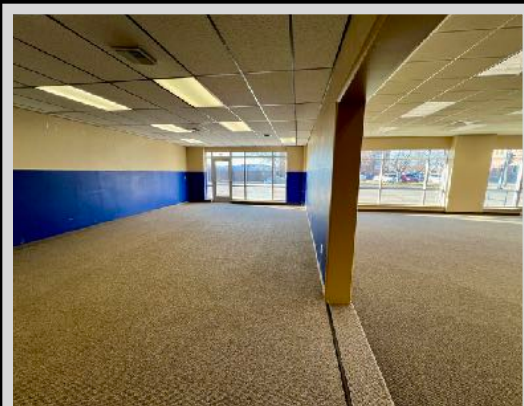
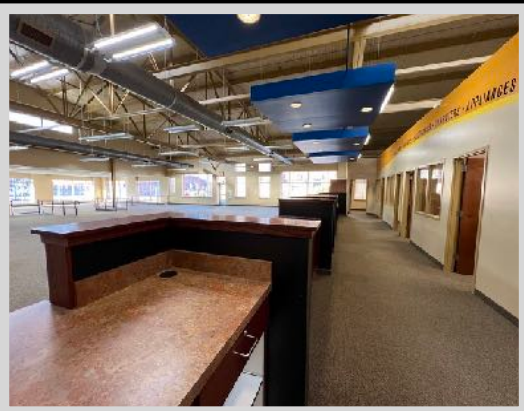
*Experience this
property virtually!*





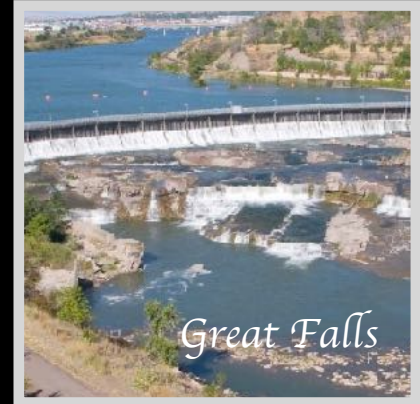
Executive Summary

Located in the heart of downtown Great Falls, Montana, this commercial building is situated on the corner of 2nd St. S. and 2nd Ave. South assuring exceptional visibility and attention. The high-traffic location is just inside the Downtown Parking District, so it benefits from the parking advantages. The commercial building is just under 15,000 square feet, with approximately 8,000 sq. ft. of it encompassing the showroom. The large windows supply tons of natural light and allow visibility to the street. In addition, the building has high ceilings, multiple entrances, a floorplan that includes 5 separate offices, 4 bathrooms, a break/conference room, front counter space, an IT room, a copier/office supply room, several storage rooms, and a heated warehouse with an overhead door and street access. The warehouse can serve as private parking as well. Significant upgrades were completed in 2008 including new plumbing, electrical, roof, HVAC, and windows to this 1914 historic downtown gem. From 2008-2022, the building served as a furniture, appliance, and electronics store. A segment of the property (207) could be utilized as a separate business with its own entrance, bathroom, office space, kitchenette, and storage. Think you might need more space? An adjacent warehouse is listed for sale separately at 215 2nd Ave. So. The warehouse is approximately 26,000 sq. feet. The possibilities are endless. As Great Falls grows and the downtown area adds incentive, these buildings are in prime locales to utilize as you see fit.



Local Area

Great Falls, MT is located in the central part of the state and straddles the mighty Missouri River. The seat of Cascade County is referred to as the “Electric City” because of its numerous dams and power plants. Great Falls includes many recreational activities for you and your family to enjoy together such as the C. M. Russell Museum which displays famed artist Charlie Russell’s works and home. Get outside and enjoy the crystal-clear waters of Giant Springs State Park or float and fish the Missouri River. The city boasts the Lewis and Clark Interpretive Center. The center provides displays and exhibits that trace the explorers’ journey! Great Falls holds one of the most prestigious medical facilities in the state and offers an International Airport. Great Falls International Airport offers flights of Alaska, Allegiant, Delta, and United, with direct flights to Denver, Las Vegas, Minneapolis, Phoenix, Salt Lake City, Seattle, and Chicago (seasonally). With too much to list, Great Falls awaits exploration, and you are sure to cherish the memories that you will make!



Area Attractions

First Peoples Buffalo Jump State Park

This buffalo jump is considered to be the largest bison cliff jump in the United States. The native people utilized the jump for at least two thousand years before Lewis and Clark ventured through on their expedition through Montana. The park has an interpretive trail, picnic tables, and a protected black-tailed prairie dog town.

Benton Lake National Wildlife Refuge

This shallow basin was left as a result of the last glacier in the area. It covers over 5000 acres and is a bird haven. The refuge supports a variety of wildlife and migratory waterfowl.

Freezeout Lake Wildlife Management Area

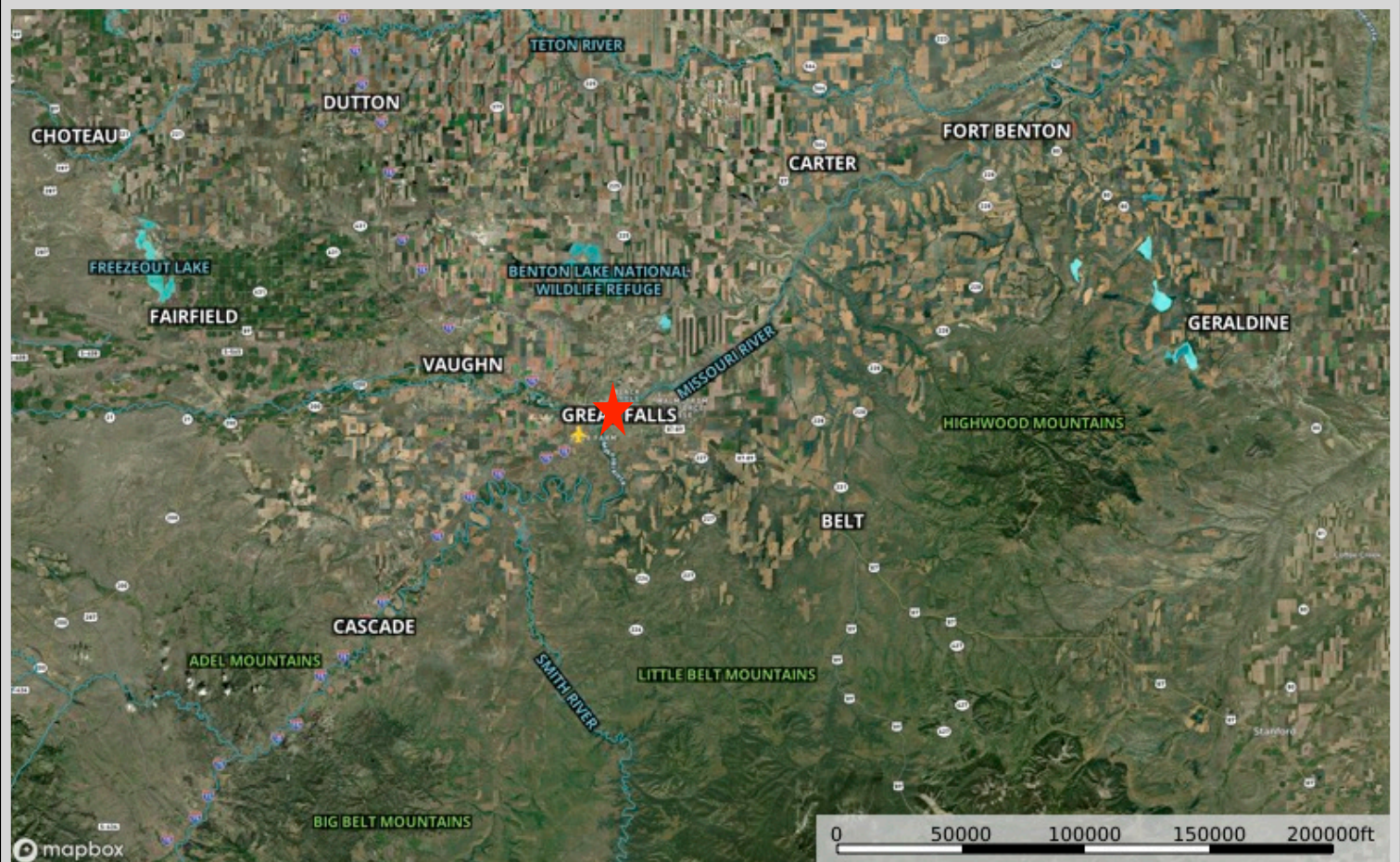
The Freezeout Lake Wildlife Management Area is located between Fairfield and Choteau and is known for the massive snow geese and tundra swan migrations that take place in the spring and fall.

Giant Springs State Park

The Lewis and Clark Expedition in 1805 discovered Giant Springs State Park. The crystal-clear water originates in the Little Belt Mountains and takes twenty-six years to reach the springs! It is no wonder it is the most visited state park in Montana. The park sprawls out over 4,500 acres and is centered around the “Mighty Mo” (Missouri River). Many people utilize the park’s twenty miles of trail to bike, hike, walk, bird watch, or just enjoy the scenery. The park also features waterfalls for which Great Falls was named. Be sure to visit the fish hatchery while at the park. The monster trout raised here are quite a sight! Fishing is fantastic here. Once named the shortest river in the world, the Roe River flows out into the Missouri. This state park is one of Montana’s gems!



Property Maps



The information is provided by outside sources and deemed reliable but not guaranteed by the brokerage firm, its agents or representatives. Buyers and their agents are encouraged to conduct due diligence, and verify to their satisfaction, the information contained herein regarding property.