



\$3,250,000

## OTHER-SEE REMARKS, MT, 59405

<https://billingsrealtybrokers.com>

GREAT FALLS ORIGINAL TOWNSITE, S12, T20 N, R03 E, BLOCK 369, LOT 013, LTS 13-14, LOT010, W 44 FT LT 11 AND ALL OF LOT 12 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 [...]

- Office/Warehouse
- Commercial
- Active
- 41000 sq ft



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## Basics

**Category:** Commercial

**Status:** Active

**Area:** 41000 sq ft

**Zone:** See Remarks

**Land Sq Ft:** 29098 sq ft

**Type:** Office/Warehouse

**Half baths:** 0 half baths

**Year built:** 1914, Established

**County Or Parish:** Cascade

**DOM:** 50

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## Building Details

**Water:** Public

**Number of Levels:** 1

**Exterior material:** Brick

**Building Type:** Office, Warehouse

**Number Buildings:** 3

**Roof:** Membrane

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## Amenities & Features

**Sewer:** City

**Parking Desc:** Street

**Cooling:** Central

**Heating:** Gas Forced Air

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## Miscellaneous

**Virtual Tour Link:**

<https://app.cloudpano.com/tours/hdPTjYsRy>

**Present Use:** Vacant, Warehouse

**Sales Includes:** Building, Land

**Subdivision:** Great Falls Original Townsite

**Occupancy:** Vacant

**List Office Name:** Corder and Associates LLC

**Possession:** At Closing

**Road Frontage:** 1

**Showing Instructions:** Agent Must Accompany, Appointment Needed

**Parcel Number:** 0000193150

**Misc Equipment:** Phone System, Restrooms, Security System

**Office Sq Ft:** 0 sq ft



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# Fees and Taxes

**Tot Taxes:** \$21,270

