



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

3701 2ND AVE N

\$135,000

Great Falls, MT 59401

AVAILABLE SPACE

1,326 SF

AREA

3701 2nd Ave N is conveniently located on the east end of Great Falls just off of a busy 38th Street next to the old Eddie's Supper Club.

CBCMONTANA.COM



OFFICE

Nathan Matelich

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1215 24th Street, Suite 240, Billings, Montana 59102
406.656.2001



3701 2ND AVE N

Great Falls, MT 59401

SALE



OFFERING SUMMARY

Sale Price:	\$135,000
Lot Size:	22,500 SF
Year Built:	1954
Building Size:	1,326 SF
Renovated:	1975
Price / SF:	\$101.81

PROPERTY OVERVIEW

3701 2nd Ave N is conveniently located on the east end of Great Falls just off of a busy 38th Street next to the old Eddie's Supper Club. This property is a stone's throw away from Malmstrom Air Force Base, East Middle School, Lewis & Clark Elementary School & The School for the Deaf & Blind. Neighborhood Commercial Zoning could support vehicle services businesses (auto detailing, quicklube, windshield repair, etc where cars are not left overnight), restaurants, convenience stores or even a new multifamily development.

PROPERTY HIGHLIGHTS

- *1,326 SF shop/warehouse
- *22,500 SF of land
- *For Sale \$135,000
- *Tax Assessed Value is \$191,510
- *Small office + warehouse space
- *2 overhead doors
- *Building was previously used as a gas station, but currently use for warehousing/storage
- *Underground storage tanks have been removed and seller has No Further Action Required letter from DEQ

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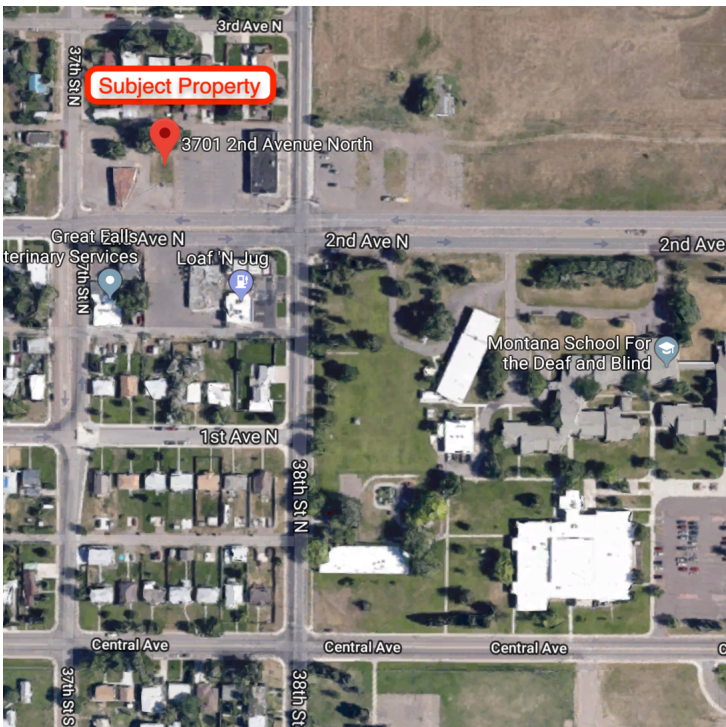
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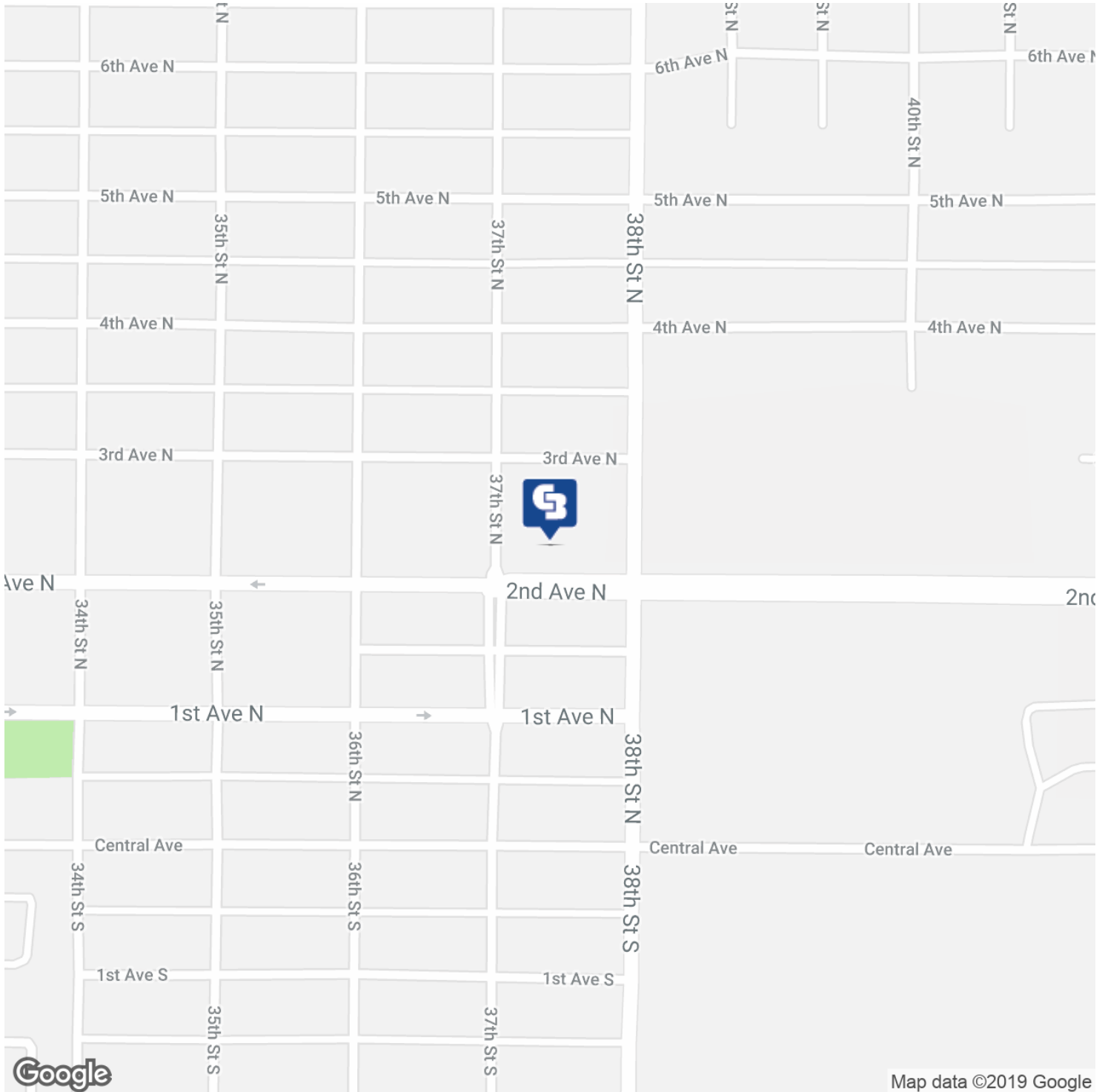
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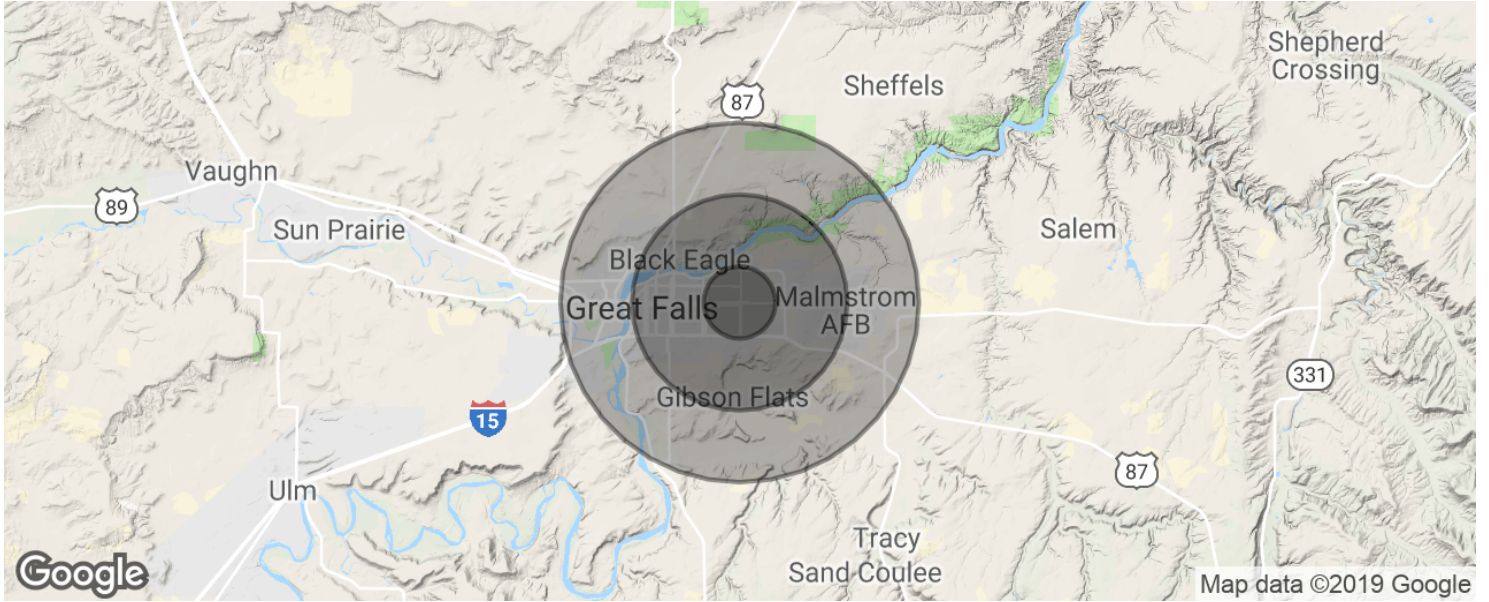
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3701 2ND AVE N

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,134	35,536	64,410
Median age	38.8	35.8	36.6
Median age (Male)	35.9	33.9	35.6
Median age (Female)	42.4	39.2	38.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,504	14,939	27,174
# of persons per HH	2.3	2.4	2.4
Average HH income	\$54,130	\$50,129	\$48,891
Average house value	\$149,406	\$137,914	\$148,058

* Demographic data derived from 2010 US Census

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