

SALE

4930 9TH AVENUE SOUTH

4930 9th Avenue South Great Falls, MT 59405



SALE PRICE \$849,000

AVAILABLE SF 9,108 SF

David Mitchell, SIOR/CCIM

(801) 860-4299

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360° VIRTUAL TOUR

OFFERING SUMMARY

Sale Price:	\$849,000
Building Size:	9,108 SF
Lot Size:	21,780 SF
Year Built:	1969

LOCATION DESCRIPTION

This property is well-located on 9th Avenue North; this property offers excellent accessibility and a functional layout suitable for a variety of different types of offices. Surrounded by a mix of residential and commercial development, the site benefits from consistent traffic, convenient access, and on-site parking—making it an ideal setting for businesses seeking both visibility and practicality in the Great Falls market.

The layout features multiple private offices, large open work areas, and multiple storage and utility spaces, providing both functionality and flexibility for various business operations.

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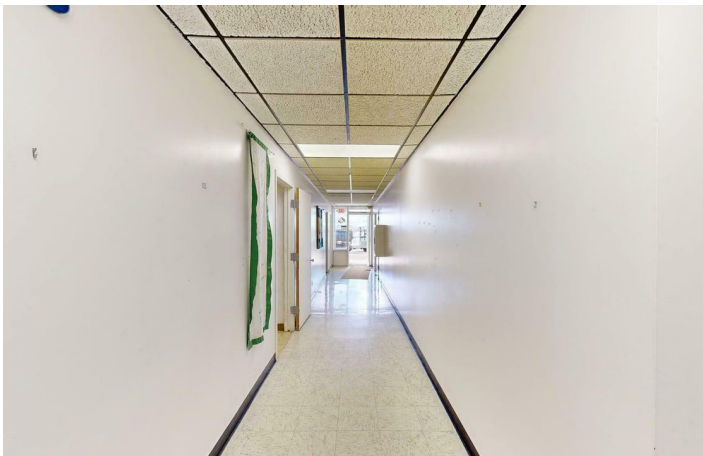
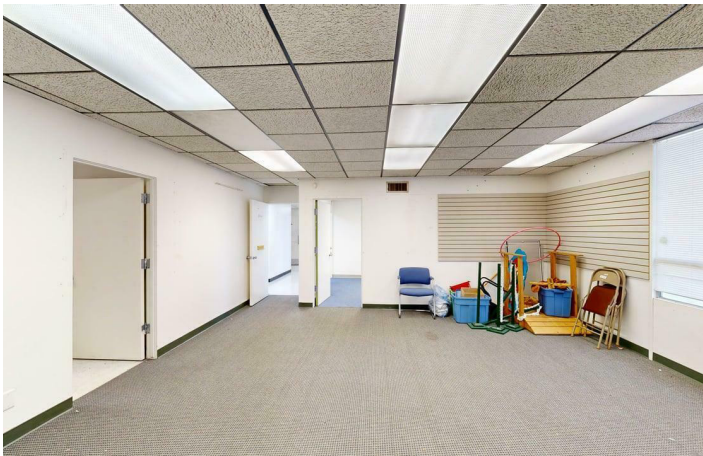
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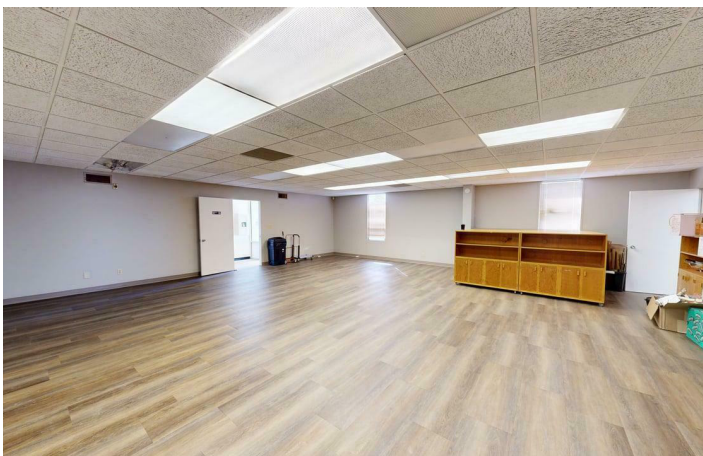
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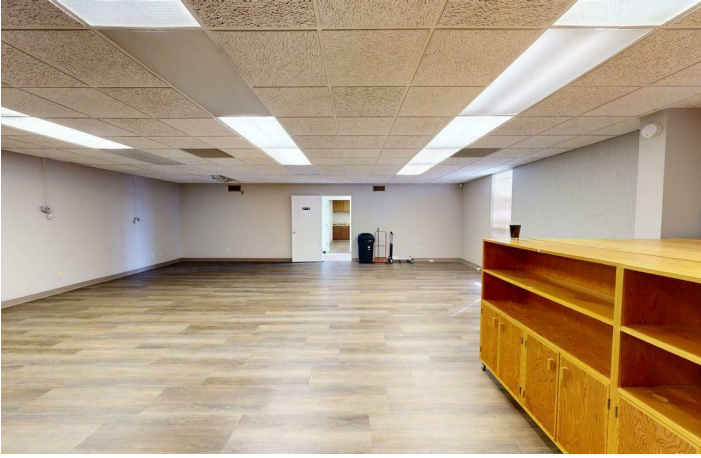
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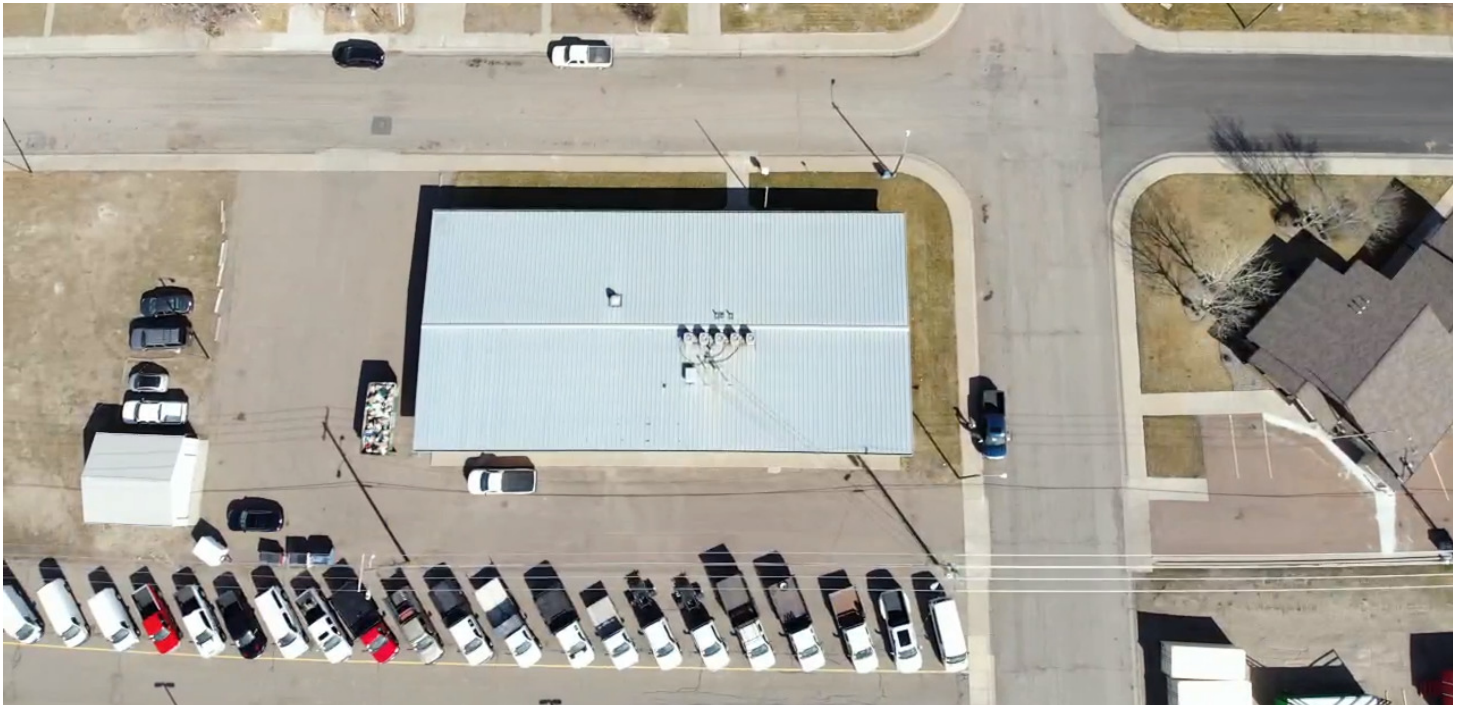
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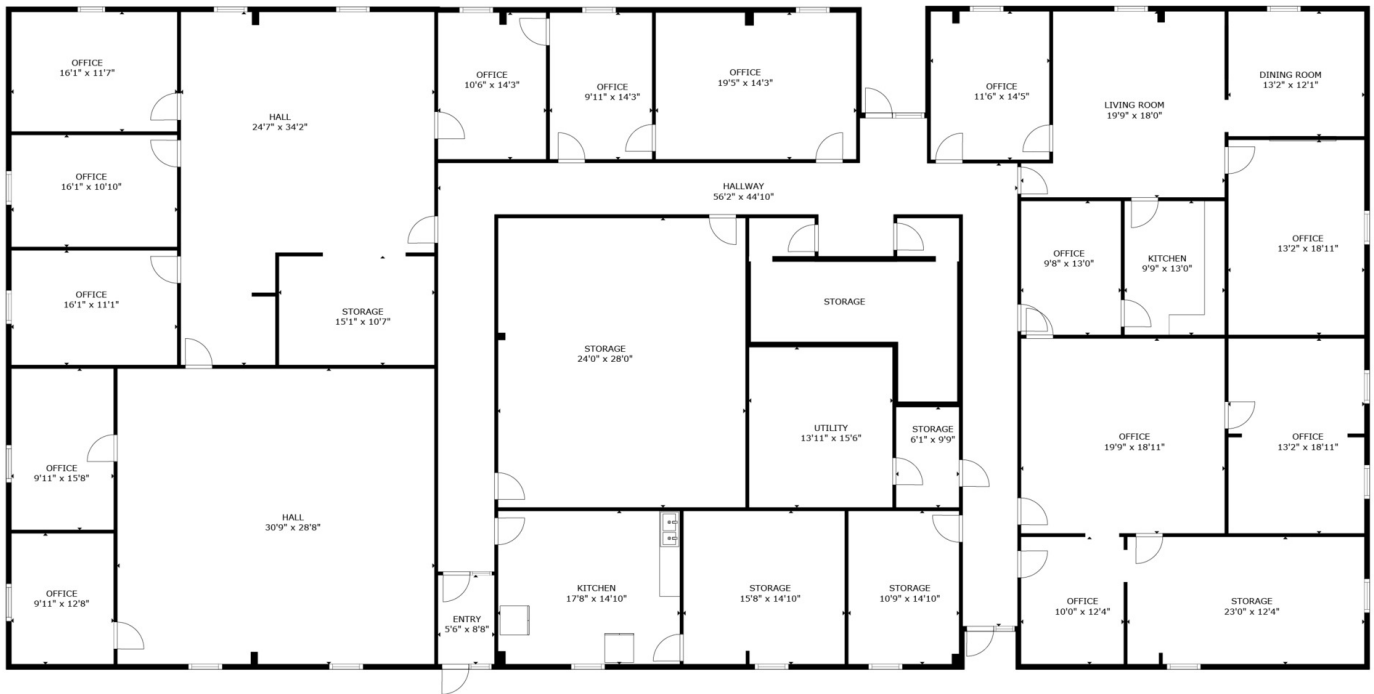
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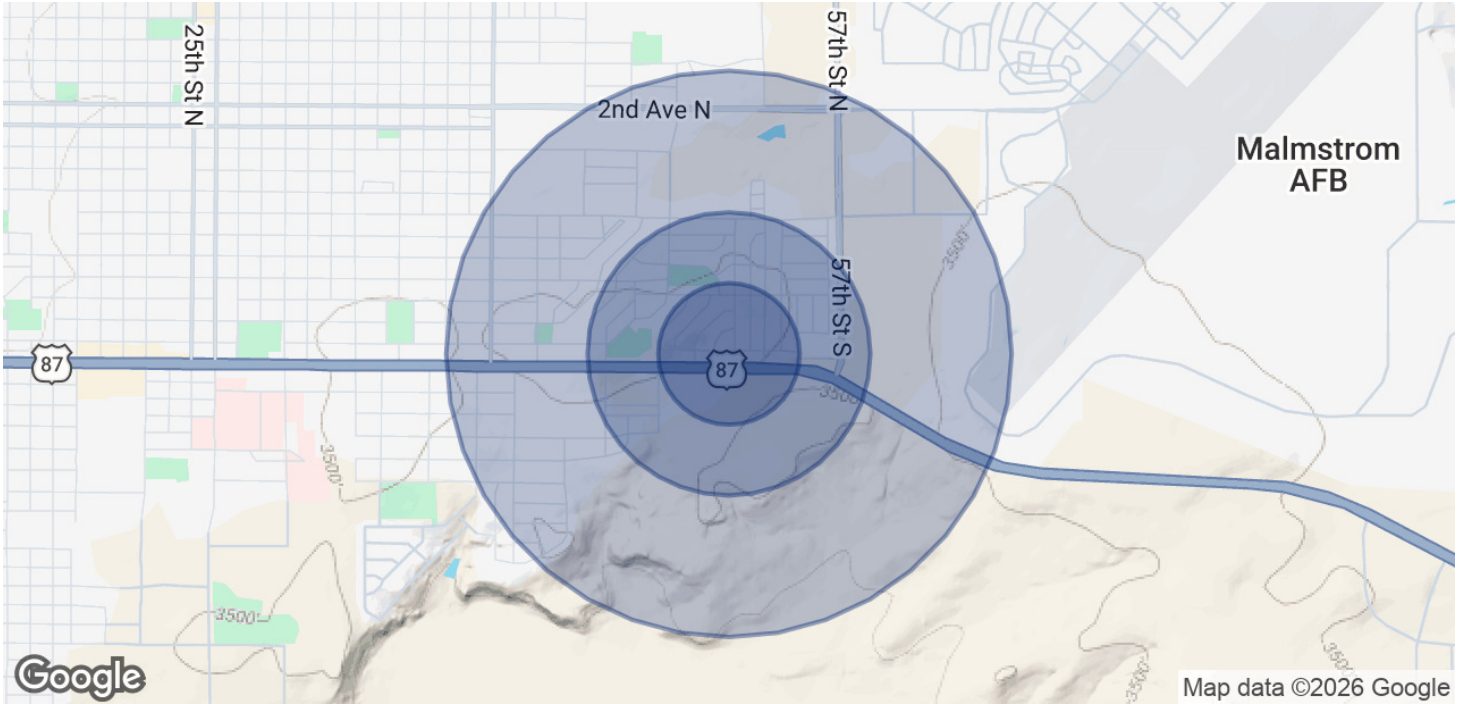


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	171	1,793	5,162
Average Age	44.2	35.4	38.8
Average Age (Male)	38.2	32.9	36.2
Average Age (Female)	49.2	43.9	44.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	79	742	2,269
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$75,037	\$75,970	\$76,625
Average House Value	\$247,595	\$244,689	\$245,452

2023 American Community Survey (ACS)

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DAVID MITCHELL, SIOR/CCIM

Principal | Broker

d@cbcmontana.com

Direct: (801) 860-4299 | Cell: (406) 794-3404

MT #RRE-RBS-LIC-24708

PROFESSIONAL BACKGROUND

Expert in site selection for Fortune 500 Companies. Clients include Wells Fargo, Edward Jones, Govt Departments, Starbucks, McDonald's, AT&T, AutoZone, Planet Fitness, Opportunity Bank of Montana, Subway, and REITs. David's client research contain Montana tours, detailed traffic studies, onsite drone footage, gap analysis, retail absence, and psychographics coupled with trending demographics.

Beyond an MBA and B.S. in Psychology, he holds designations of SIOR and CCIM, and member of ICSC. He speaks Spanish fluently, and an Eagle Scout.

Serves on the Board of Directors (Billings Chamber of Commerce), Board of Adjustments (City of Billings, MT), Board of Directors (Riverstone Health Foundation), Co-Chair for Billings NextGEN from 2018-2020. Member of the 40 under 40 in Billings in 2018, recipient of "Big of the Year" in 2019 from Big Brothers Big Sisters of Yellowstone County, and 2020 Emerging NextGEN Leader Award from the Billings Chamber of Commerce. Top producer for Coldwell Banker Commercial in MT from 2018 to 2025.

EDUCATION

MBA, Emporia State University

B.S., University of Utah

MEMBERSHIPS

SIOR, CCIM, ICSC, EBT Graduate

Top Coldwell Banker Commercial Broker for MT (2018 - 2025)

Emerging NextGEN Leader Recipient 2020, Billings Chamber of Commerce

40 under 40, Billings Gazette 2018

Board of Directors, Billings Chamber of Commerce

Board of Directors, Riverstone Health Foundation

Board of Adjustments, City of Billings, MT

Eagle Scout

Silver Circle of Distinction, Coldwell Banker Commercial (2018, 2019, 2024, 2025)

Platinum Circle of Distinction, Coldwell Banker Commercial (2023)

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