CATALYST COMMERCIAL

21 3RD STREET N, SUITE 5A · GREAT FALLS, MT 59401
406-750-0276 · CATALYST-CRE.COM

FOR SALE



1200 2ND AVENUE SW

GREAT FALLS, MONTANA 59404 · I-1 INDUSTRIAL LOT WITH IMPROVEMENTS

PRICE	LOT SIZE	ZONING	PARCELS
$124,000	**±0.42 AC**	**I-1**	**2 (LOTS 1-5)**

PROPERTY OVERVIEW

Light industrial (I-1) site along the rail line on Great Falls' west side. The property is Lots 1-5 of Block 562, Great Falls Sixth Addition, about 0.42 acres combined across two tax parcels (1200 and 1206 2nd Ave SW). Two gutted mobile homes and a semi-trailer sit on the property and convey as-is. A good fit for a contractor yard, outdoor storage or a light industrial user. Estate sale, sold as-is.

PROPERTY HIGHLIGHTS

- ±0.42 acres, five platted lots (Lots 1-5)
- Two tax parcels sold together
- Zoned I-1 Light Industrial (city)
- Next to the BNSF rail yard
- Two mobile homes + semi-trailer convey as-is
- Estate sale, sold as-is

Estate sale; property and improvements sold as-is. Aerial parcel outline is approximate. Buyer to verify zoning, permitted uses, utilities and the condition of all improvements. Information has been provided from sources deemed reliable but is not guaranteed. Buyer or tenant to verify all information to its own satisfaction.

RYAN PACHEK
BROKER · LIC. RRE-BRO-LIC-79075
406-899-6651 · ryan@catalyst-cre.com

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21 3rd Street N, Suite 5A, Great Falls, MT 59401
MLS #30080907



AERIAL, PARCEL OUTLINE APPROXIMATE



ACROSS THE LOT



MOBILE HOME, AS-IS



RAIL LINE FRONTAGE



MOBILE HOME, AS-IS



GRAVEL FRONTAGE

PROPERTY DETAILS

ADDRESS	1200 & 1206 2nd Avenue SW
CITY / COUNTY	Great Falls / Cascade County, MT
LEGAL DESCRIPTION	Great Falls Sixth Add., Blk 562, Lots 1-5
SECTION / TWP / RNG	S10, T20N, R03E
ASSESSOR NUMBERS	0000290550, 0000290500
2026 TAXES (COMBINED)	$1,293.03
MLS NUMBER	30080907

PRICE	$124,000
PROPERTY TYPE	Industrial lot w/ improvements
LOT SIZE	±0.42 AC (18,295 SF)
ZONING	I-1 Light Industrial (city)
FLOOD ZONE	FEMA Zone X
INCLUDED	2 mobile homes, 1 semi-trailer
SALE TYPE	Estate sale, as-is

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