CATALYST COMMERCIAL

FOR SALE | DUPLEX

FOR SALE



West-Side Duplex Renovation

704 4th Avenue SW | Great Falls, MT 59404

$99,000

MLS #30080903

955 SF	3,136 SF	1915	R-3
BUILDING	LOT	YEAR BUILT	ZONING

PROPERTY OVERVIEW

Contractor and investor opportunity on Great Falls' west side. This 1915 duplex has been gutted and is ready for a full renovation: bring your own layout and finishes. It sits on a 3,136 SF city lot in the Great Falls Sixth Addition with a full basement, a poured concrete foundation and a detached single-car garage. Estate sale, sold as-is.

HIGHLIGHTS

- Two-unit building, gutted and ready to rebuild
- Full basement, poured concrete foundation
- Detached single-car garage with alley access
- Zoned R-3 (City of Great Falls)
- Inside city limits, FEMA Zone X
- Estate sale, sold as-is

FOR MORE INFORMATION CONTACT

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Broker | Catalyst Commercial

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21 3rd Street N, Ste 5A | Great Falls, MT 59401

www.catalyst-cre.com

PROPERTY PHOTOS



Rear of the building and exterior stair



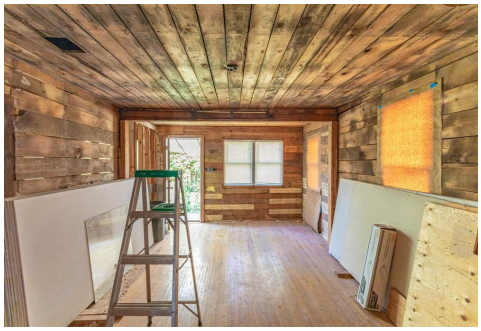
Side entries



Back yard and stair



Alley and garage



Interior, stripped to wood walls



Interior hall



Framing exposed for new layout

PROPERTY DETAILS

LIST PRICE	$99,000	ZONING	R-3 (city)
PROPERTY TYPE	Duplex (multifamily)	FLOOD ZONE	FEMA Zone X
BUILDING	955 SF	2026 TAXES	$2,652.58
LOT	3,136 SF (0.072 AC)	ASSESSOR #	0000282000
YEAR BUILT	1915	MLS #	30080903

Notes: The assessor carries the property as one living unit. Buyer to verify unit count and duplex use with the City of Great Falls. Property is gutted; use caution on showings.

The information contained herein was obtained from sources deemed reliable but is not guaranteed. It is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. Buyers should verify all information independently.

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