CATALYST COMMERCIAL

FOR LEASE | DRIVE-THRU RETAIL

FOR LEASE



Drive-Thru Coffee Space

721 6th Street SW, Units 1-4 | Great Falls, MT 59404

$2,100/mo

Plus NNN | MLS #30080947

±1,009 SF	Drive-Thru	I-1	2001
SPACE	WINDOW IN PLACE	ZONING	YEAR BUILT

PROPERTY OVERVIEW

Turnkey drive-thru coffee space for lease at Ryan's Station, the former Karma Coffee location on 6th Street SW. About 1,009 SF with a drive-thru window, an open front-counter layout and central air. Easy access and strong visibility on one of the west side's main corridors, with plenty of shared parking. A great fit for coffee, quick-service food or other drive-thru retail.

HIGHLIGHTS

- Former Karma Coffee drive-thru
- Drive-thru window in place
- Open front-counter layout, central air
- Plenty of shared parking
- Main west-side corridor visibility
- Zoned I-1, FEMA Zone X

FOR MORE INFORMATION CONTACT

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

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PROPERTY PHOTOS



Ryan's Station from 6th Street SW



Drive-thru window side



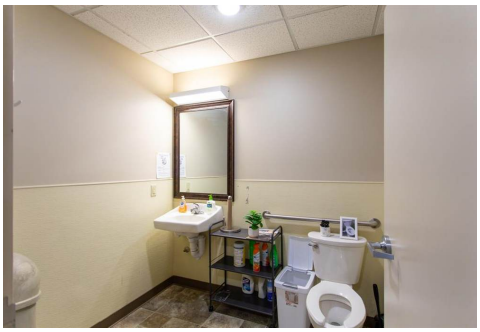
Main room



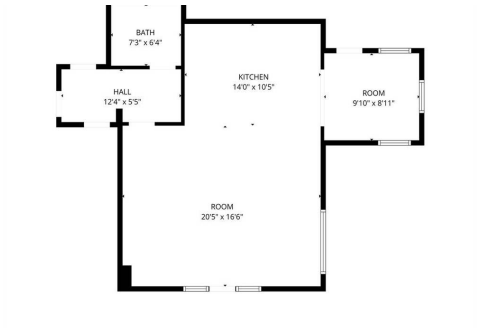
Main room, toward the front



Coffee counter and drive-thru



Restroom



Floor plan

PROPERTY DETAILS

BASE RENT	$2,100/month	YEAR BUILT	2001
LEASE TYPE	Plus NNN	ZONING	I-1 Light Industrial (city)
SPACE	±1,009 SF	FLOOD ZONE	FEMA Zone X
BUILDING	8,111 SF multi-tenant	ASSESSOR #	0000353600
SITE	1.02 AC, shared parking	MLS #	30080947

Notes: Suite size is approximate. The listing agent is a principal of the owner, Crescent Place LLC. Tenant to verify permitted use, signage and buildout with the City of Great Falls.

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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