CATALYST COMMERCIAL

UNDER CONTRACT | COMMERCIAL LAND

FOR SALE



2.53-Acre I-1 Commercial Lot

TBD Vaughn Road | Great Falls, MT 59404

$275,000

Under contract | MLS #30071707

2.525 AC	109,989 SF	I-1	$108,911
LOT SIZE	LAND AREA	COUNTY ZONING	PER ACRE

PROPERTY OVERVIEW

2.525 acres of vacant commercial land on Vaughn Road in Great Falls. The flat, usable site has strong visibility and convenient access near major transportation corridors and rail, with quick connectivity to I-15 and regional distribution routes. Zoned County I-1, it suits industrial, storage, contractor yard, service commercial or future development uses.

HIGHLIGHTS

- 2.525 acres of flat, usable land
- Zoned County I-1
- Vaughn Road frontage
- Near I-15 and rail
- Established commercial and industrial area
- No flood plain noted in the MLS

FOR MORE INFORMATION CONTACT

SCOTT BLUMFIELD

Broker / Owner | Catalyst Commercial

406.750.0276 | scott@catalyst-cre.com

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

www.catalyst-cre.com

PROPERTY PHOTOS



Parcel outline (approximate)



Looking across the lot



Toward Vaughn Road



East side of the lot

PROPERTY DETAILS

LIST PRICE	$275,000	JURISDICTION	Outside city limits
STATUS	Under contract	LEGAL	West Park Addn, Blk 1, Lot 4
PROPERTY TYPE	Commercial land	2025 TAXES	$955.59
LOT SIZE	2.525 AC (109,989 SF)	ASSESSOR #	0002289650
ZONING	I-1 (Cascade County)	MLS #	30071707

Notes: Buyer to verify zoning, utilities, access and intended use.

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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