

BESTMED URGENT CARE

609 10th Avenue S | Great Falls, MT



\$2,658,000

CAP RATE



6.50%

CAP RATE



Northmarq, on behalf of Ownership as its exclusive advisor, is pleased to offer for sale the fee-simple interest in the single-tenant urgent care facility located at 609 10th Avenue in Great Falls, Montana (the "Property"). The Property is leased to Community Care Partners, LLC, dba BestMed Urgent Care. The Lease is corporately guaranteed by CCP Holdings, LLC which operates 114+ facilities under four banners in six states and is one of the fastest-growing companies in the country with 464% growth over the last three years. As of 2025, CCP is the 9th-largest independent urgent care operator in the U.S., having moved from 11th to 9th in just the last year alone.

POINTS OF CONTACT

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In Association With

Mark Twite
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Corporate Lease Guaranty
CCP Holdings, LLC (114+ Units)
\$250M+ Annual Revenue



Rent/SF 40% Below Urgent Care Average
Low Rent vs. Other New Urgent Care Locations
Attractive Basis & Long-Term Residual Value



±\$1.5B Data Center Campus Underway
One of the Largest Developments in MT
±5 Miles from the Subject Property



Long-Term, NNN Lease
10+ Years of Term Remaining
Passive Ownership Structure



Great Falls, MT Market Strength
#3 Largest City in Montana
Consistent Population Growth for 3 Decades



Proximity to Malmstrom Air Force Base
±4 Miles from Property
Multi-Billion \$ Upgrades Underway



2.00% Annual Rental Increases
Attractive Hedge Against Inflation
Boosts Long-Term Cash Flow



Frontage on Main Local Retail Corridor
10th Ave S. is Busiest Retail Corridor in Town
35,000+ Vehicles Per Day



Recently Renovated Building (2021)
Newly Renovated for BestMed
Excellent Residual Value

