



Property For Sale:

16 6th Street South, Great Falls, MT 59401

Retail/office opportunities abound in this exceedingly rare and unique downtown property that features a full basement and accompanying 10-space parking lot. Constructed in 1945 and redeveloped in 2008, the building provides an open floor plan to design and create your own desired space for your business dreams!

Great Falls' historic downtown district has seen significant growth and redevelopment in recent years, highlighting a robust mix of retail, entertainment, restaurants, taverns and upscale condos and apartments!

Property Highlights Include:

- Open main retail/business floor
- Full unfinished, poured basement storage
- New, white membrane roof (25-year warranty)
- New rooftop heating and cooling unit
- Glass-panel garage door
- 3-Phase Electricity
- 10-space parking lot
- Located in the Business Improvement District
- Prime downtown location

Sale Summary:

- Sale Price: \$430,000
- Building Size: 1,800 SF (Main Floor; 1,800 SF in Basement)
- Lot Size: 5,550 SF; (50 x 111)
- Year Built: 1945
- Zoning: C-4 Central Business District
- Owner Financing: Available

Location Information:

- Property Type: Commercial sale including building and parking lot
- Building Name: Taco del Sol
- Street Address: 16 6th Street South
- City, State, Zip: Great Falls, MT 59401
- County: Cascade
- Side of Street: West
- Signal Intersection: Yes
- Road Type: Paved
- Lot Type: Paved

Building Information:

- Building Tenancy: Single
- Year Built: 1945
- Condition: Updated
- Roof: White Membrane (2024)
- Construction: Wood Construction/Steel Joist Beam/Brick
- Free Standing: Yes
- Heating/Cooling: Gas; forced air roof top unit
- Off-Street Parking: Yes: 10 spaces including handicap space
- Rear door: Yes
- Bathrooms: Yes: 2 ADA main floor bathrooms

Property Highlights:

- Retail/Business Floor Area
- Basement Storage area
- Busy corner location; signal-controlled intersection
- Sale includes 10-space parking lot

- Located within the Downtown Great Falls Business Improvement District
- Original Townsite Legal Description:
 - S12, T20 N, R03 E, BLOCK 363, LOT 008, S 75 FT AND S 35.7 FT OF N 75 FT LT 8
- Current Status: Vacant
- Annual Tax Amount: \$6,080 (2024) \$5655 (2025)

Redevelopment Highlights:

- Updated plumbing, electrical, including 3-phase
- New white membrane roof (20 year materials warranty: 2024)
- New roof-top HVAC unit (2021)
- New wall and roofing insulation
- Insulated Glass-Panel garage door
- New glass doors and windows
- Full building renovation in 2008

Sale and Lease Options:

- Building and property are being offered for sale directly by owner
- Owner financing available
- Building lease options are available beginning at \$13/SF + \$30 a month per parking space.

Viewing Options:

- Arrangements to view the building and property can be made by calling (406) 750-0532
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