

Commercial Space for LEASE

1826 10th Avenue South

\$15.00/SF/YR

Approx. 5,500 SF of Interior Space

Great Falls, MT 59405

NNN

Zoned C-2



FEATURES

- Prime 10th Avenue South location
- 2017 avg. daily traffic count: 38,806
- Divisible; build-to-suit; more space may be negotiated
- Off-street parking
- Many permissible uses with C-2 zoning
- Central A/C
- 12' wall height
- Wet sprinkler system
- Triple Net Lease: Tenant pays their portion of maintenance and utilities

FOR MORE INFORMATION

Scott Blumfield

PLEASE CONTACT

Broker

406.750.0276

scott@catalyst-cre.com



www.catalyst-cre.com

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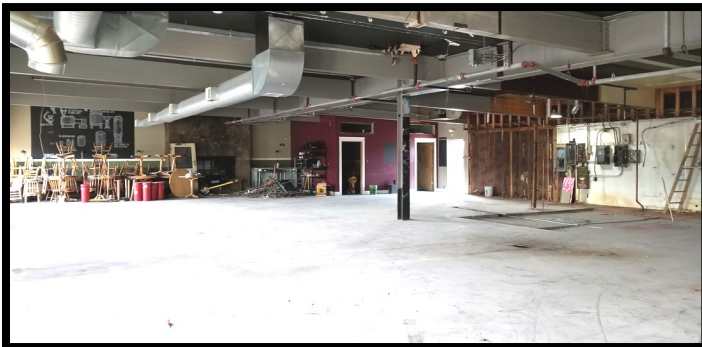
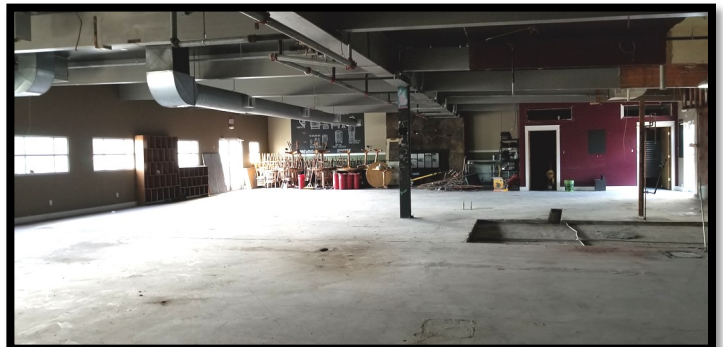
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GENERAL NOTES

1. ACTUAL FINISHED FLOOR LEVEL TO BE SHOWN.
2. ALL DIMENSIONS TO FACE OF STUDY UNLESS NOTED OTHERWISE.
3. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE CONSTRUCTION.
4. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF THE WORK AT RISK TO THE PROJECT AT THE TIME OF THE CONTRACT.
5. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE TIME OF THE CONTRACT AND BE RESPONSIBLE FOR ANY DISCREPANCIES WITH THE WORK.
6. GENERAL CONTRACTOR SHALL VERIFY A COMPLETE AND CORRECT EXISTING RECORD OF THE WORK AT RISK TO THE PROJECT AT THE TIME OF THE CONTRACT AND BE RESPONSIBLE FOR ANY DISCREPANCIES WITH THE WORK.
7. GENERAL CONTRACTOR SHALL VERIFY THE RESPONSIBILITY TO THE CLIENT FOR ANY DISCREPANCIES WITH THE WORK AT RISK TO THE PROJECT AT THE TIME OF THE CONTRACT AND BE RESPONSIBLE FOR ANY DISCREPANCIES WITH THE WORK.
8. ALL LARGE SCALE CHANGES & DETAILS GOVERNOR SUPERSEDES ALL SMALL SCALE CHANGES & DETAILS.

FUSION | architecture + design
Great Falls, Montana 59405
1826 Cherry Drive
P: 406.733.9933

WILLIAM ROBERT STUFF
2017

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CROWN BAR BUILDING - RENOVATION
GREAT FALLS, MONTANA

Project Info	
Project No.	1826-001
Date	Jan 30, 2018
Project	
Client	WBS
Sheet Title	
exterior elevations	
Sheet Number	
A3.00	

FOR MORE INFORMATION

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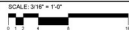
Zoned C-2



NORTH ELEVATION - OPTION #4



NORTH ELEVATION - OPTION #5



NORTH ELEVATION - OPTION #6



- GENERAL NOTES**
1. ACTUAL FINISHED FLOOR LEVEL TO BE 98'-0" ON
 2. ALL DIMENSIONS TO FACE OF STUDY UNLESS NOTED OTHERWISE
 3. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD
 4. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF THE WORK AS SHOWN ON THIS SHEET AND PROJECT AS PART OF THE CONTRACT
 5. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE SITE BEFORE ALL UNDERGROUND TO BE REVEALED BEFORE PROCEEDING WITH THE WORK
 6. GENERAL CONTRACTOR SHALL MAINTAIN A COMPLETE AND UP-TO-DATE RECORD OF THE WORK AS NOTED ON ALL CHANGES TO THE PROJECT TO BE MAINTAINED THROUGHOUT THE PROJECT DURATION
 7. GENERAL CONTRACTOR SHALL MAINTAIN THE RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION FOR ALL WORK AND ATTACHED TO THE CONTRACT WORK
 8. ALL LANDSCAPE CHANGES & DETAILS OVERSEEN OR SUPERSEDED BY THE LANDSCAPE ARCHITECT & NOTED

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 P. 406.733.9933



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CROWN BAR BUILDING - RENOVATION
 GREAT FALLS, MONTANA

Project Info
Project No: 18261001
Date: Jan 30, 2015
Revision: 0001
Drawn By: WRS
Sheet Title
exterior elevations
Sheet Number
A3.10

FOR MORE INFORMATION

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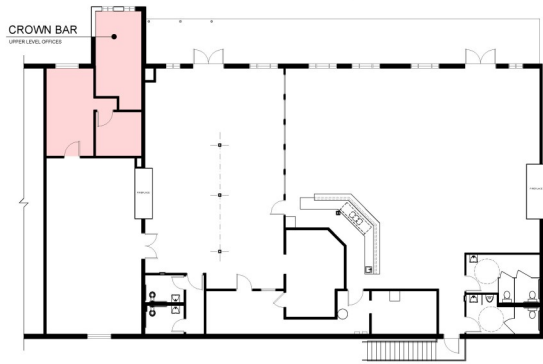
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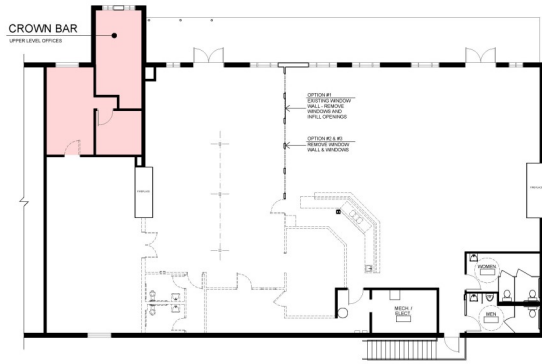
Great Falls, MT 59405

NNN

Zoned C-2



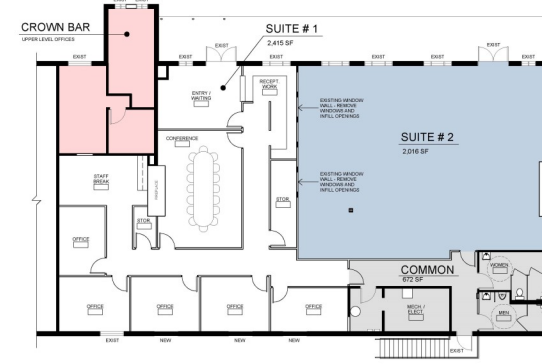
EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"



DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



OPTION #1 - SUITE AREAS
SCALE: 1/8" = 1'-0"



OPTION #1 - OFFICE LAYOUT EXAMPLE
SCALE: 1/8" = 1'-0"

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CROWN BAR BUILDING - RENOVATION
GREAT FALLS, MONTANA

Project Info.	
Project No.	2021-001
Date	Jan 30, 2021
Project	
Owner	WBE
Sheet Title	
existing plan option # 1 plans	
Sheet Number	
A1.00	

FOR MORE INFORMATION

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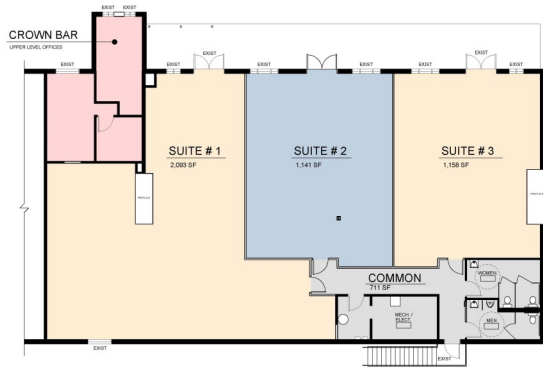
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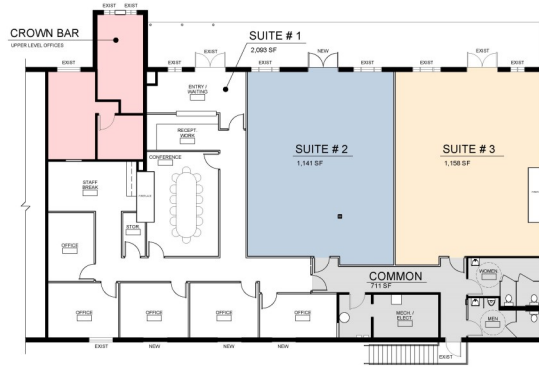
NNN

Zoned C-2



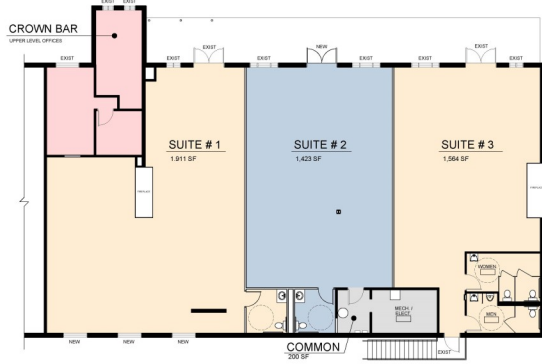
OPTION # 2 - SUITE AREAS

SCALE: 1/8" = 1'-0"



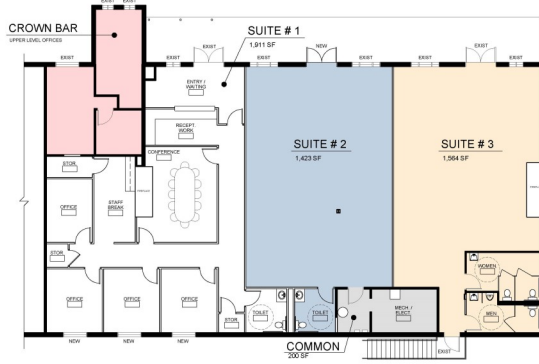
OPTION # 2 - OFFICE LAYOUT EXAMPLE

SCALE: 1/8" = 1'-0"



OPTION # 3 - SUITE AREAS

SCALE: 1/8" = 1'-0"



OPTION # 3 - OFFICE LAYOUT EXAMPLE

SCALE: 1/8" = 1'-0"



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CROWN BAR BUILDING - RENOVATION
GREAT FALLS, MONTANA

Project Info	
Project:	CROWN BAR
Date:	Jan 30, 2018
Drawn by:	WRS
Checked by:	WRS
Sheet Title	
option #2 plans	option #3 plans
Sheet Number	
A2.00	

FOR MORE INFORMATION

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