



**CUSHMAN &
WAKEFIELD**
Commerce

FOR SALE - PRICE REDUCED

Strain Tower

410 Central Avenue / Great Falls, Montana

REDUCED PRICE!



Perfect Owner / User or Investment.

Property Highlights

- Building Size: 110,000 SF
- Available: 70,000 SF Contiguous
- Levels: 6
- Year Built: 1970
- Acres: 1.62
- Parking: Three level parking structure
- Purchase Price: ~~\$1,400,000~~ **\$1,300,000**

This project consists of two towers, which must be purchased together. The high rise is 95% leased and the low rise, which is 70,000 SF, is vacant. The buildings have a three level parking structure with abundant covered parking.

Ralph Riedel, CCIM
Executive Director | *Owner/Agent*
+1 801 303 5466
rriedel@comre.com

170 South Main Street
Suite 1600
Salt Lake City, UT 84101
Main +1 801 322 2000
Fax +1 801 322 2040
comre.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.
(path: G:\1 - Projects\Riedel_Ralph\1 - Flyers\410Central Avenue_MT\410CentralAvenue_MT_Sale)



**CUSHMAN &
WAKEFIELD**
Commerce

FOR SALE - PRICE REDUCED

Strain Tower

410 Central Avenue / Great Falls, Montana



Ralph Riedel, CCIM
Executive Director | Owner/Agent
+1 801 303 5466
rriedel@comre.com

170 South Main Street
Suite 1600
Salt Lake City, UT 84101
Main +1 801 322 2000
Fax +1 801 322 2040
comre.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.
(path: G:\1 - Projects\Riedel_Ralph\1 - Flyers\410Central Avenue_MT\410Central Avenue_MT_Sale)