

Havre, Montana

FOR SALE

408 1st St W

\$850,000



Property Details

- .486 acre parcel on 1st Avenue
- Located on Havre's main throughfare
- 2,368 sf building with drive thru
- Great visibility
- High traffic counts
- Home of MSU Northern
- Population 9,955

Traffic Counts

1st St btwn 5th & 6th Ave : 10,681
5th Ave btwn 1st & 2nd St : 6,253

Demographics

POPULATION	5 Mile	10 Mile	30 Mile
2021 Estimated	12,104	12,582	19,352
2026 Projected	12,670	13,162	19,791
HOUSEHOLDS	5 Mile	10 Mile	30 Mile
2021 Estimated	4,801	4,967	7,122
2026 Projected	4,891	5,057	7,223
INCOME	5 Mile	10 Mile	30 Mile
Average Income	\$68,001	\$68,731	\$67,428
Median Income	\$55,830	\$56,405	\$53,559

REAL ESTATE
MONTANA & Co.
commercial investment retail

Valerie McCollum
Broker /Principal
406.490.8259 cell
valerie@realmt.com

Macall McGillis
Broker
406.546.9296 cell
macall@realmt.com

Havre, Montana

FOR SALE

408 1st St W

\$850,000



REAL ESTATE
MONTANA & Co.
commercial investment retail

Our Mission:

Provide the foundation to transform real estate concepts into successful community assets.

www.realmt.com

406.543.7325

218 E Front St Suite 100

Missoula, MT 59802