

**CITY OF GREAT FALLS
INVITATION FOR BIDS – SALE OF CITY-OWNED PROPERTY**

I. Notice to Bidders

Notice is hereby given that the City of Great Falls, Montana, will receive sealed bids for the purchase of the following described real property owned by the City (the "Property"):

Property: Former City Recreation Center, including all furniture, fixtures, equipment, and other personal property located in or on the premises.

Address: 801 2nd Avenue North, Great Falls, Montana.

Legal Description: Great Falls Original Townsite, S12, T20N, R03, Lots 9-14, Block 257, Cascade County, Montana, according to the official map or plat thereof, on file and of record in the office of the Clerk and Recorder of said County.

Assessor's Parcel Number: 0000124350. This Property was appraised "As-Is" by McKay Rowen Associates, dated June 26, 2025.

Appraised Market Value: \$800,000.00

Minimum Bid Established by City Commission: \$800,000.00

II. Background

The property is the former community recreation center originally developed in 1950 as the DeMolay Youth Center, with additions in 1959 and 1961. It includes a total land area of 45,000 square feet (approx. 1.033 acres) and a two-story masonry structure of 16,654 square feet above grade with a 15,312 square foot basement.

The site is located at the northeast corner of 2nd Avenue North and 8th Street North, zoned C-5 Central Business Periphery.

Current Use: The building is presently leased to Community Early Education Center LLC, which operates a licensed childcare and recreation facility. The lease agreement runs through December 31, 2025.

III. Authority for Sale

Official City Code of the City of Great Falls, Title 3, Chapter 4.

IV. On-Site Inspection / Pre-Bid Meeting

A mandatory on-site Property inspection and pre-bid meeting will be held at the Property, 801 2nd Avenue North, Great Falls, Montana, on October 28, 2025, at 10:00 a.m.

1. Attendance is strongly encouraged.
2. No additional walk-throughs or inspections will be scheduled outside of this date unless expressly authorized by the City.
3. All questions raised during the pre-bid meeting will be recorded and distributed as part of an addendum, if applicable.

4. Bidders agree that any investigations or inspections undertaken on the bidder's behalf require prior written consent and shall not damage or destroy the property, without the prior written consent of the City.

V. Appraisal Disclosures

1. The Property contains asbestos and lead-based paint materials, typical of buildings of its vintage. Abatement/management is required during renovation or demolition.
2. A roof repair estimate (TPO membrane replacement) of approximately \$170,000.00 was provided to the City in February 2024.
3. The appraiser noted a remaining economic life of approximately 20 years for the existing structure.
4. The appraisal assumes fee simple ownership. Note: the Property is subject to a lease through December 31, 2025.

VI. Terms and Conditions

1. Offered Property: The Property is offered for sale AS-IS, WHERE-IS, WITH ALL FAULTS. The City makes no warranties, express or implied, as to condition, fitness, or suitability of the Property for any use.
2. Minimum Bid Price: Bids must meet or exceed the appraised value of \$800,000.
3. Form of Bid: All bids shall be submitted in a sealed envelope clearly marked "*Bid – Former Recreation Center, 801 2nd Avenue North.*"
4. Bid Contents: Each bid must include:
 - a. Purchase price offered.
 - b. Proposed method of payment.
 - c. Description of intended use of the property.
 - d. Proof of financing (bank letter of credit, proof of funds, or lender commitment).
 - e. Acknowledgment that the Property is being sold AS-IS and subject to the existing lease through December 31, 2025.
5. Purchase and Sale Agreement: A signed Purchase and Sale Agreement substantially in the form attached to this Invitation for Bids. **NOTE: If bidder is notified by the City that it is the successful bidder, bidder shall deliver the required \$25,000.00 earnest money deposit to the closing agent within three business days of such notification, as set forth in paragraph 2 of the Purchase and Sale Agreement.**
6. Right of Rejection: The bid will be awarded to the highest responsive and responsible bidder. However, in its sole discretion, the City reserves the right to reject all bids for any reason, to waive irregularities, and to accept the bid deemed most advantageous to the City.

VII. Bid Submission

- Deadline: November 19, 2025 – 10:00 a.m.
- Delivery: City Clerk's Office, Room 204, Great Falls Civic Center, 2 Park Drive South, Great Falls, Montana 59401.
- Bid Opening: Bids will be publicly opened and read aloud at 10:00 a.m. on November 19, 2025, in the Gibson Room 212 at the Great Falls Civic Center.

VIII. Additional Information

The appraisal report and Property description are available for review at the City Manager's Office during regular business hours. Questions may be directed to Krista Artis at 406-455-8450 or kartis@greatfallsmt.net.

CITY OF GREAT FALLS
BID FORM – SALE OF CITY-OWNED PROPERTY
Former Recreation Center – 801 2nd Avenue North, Great Falls, Montana

SECTION 1 – BIDDER INFORMATION

Name of Bidder/Entity: _____
Mailing Address: _____
City, State, Zip: _____
Telephone: _____ Email: _____
Authorized Representative (if entity): _____
Title/Position: _____

SECTION 2 – BID OFFER

Purchase Price Offered (minimum \$800,000): \$ _____

SECTION 3 – PROOF OF FINANCING

Check one (must attach supporting documentation):

- ☐ **Cash Purchase** – Proof of funds attached.
☐ **Financed Purchase** – Lender commitment letter attached.

SECTION 4 – ACKNOWLEDGMENTS

By submitting this bid, the undersigned acknowledges and agrees:

1. The Property is sold **AS-IS, WHERE-IS, WITH ALL FAULTS**, subject to all easements, covenants, restrictions, and reservations of record.
2. The Property is **currently leased** to Community Early Education Center LLC until **December 31, 2025**, and the sale will be subject to the terms of that lease.
3. The City of Great Falls has disclosed that the Property contains **asbestos and lead-based paint** (per 2023 TD&H Engineering inspection) and that roof repair estimates in 2024 exceeded **\$170,000**.
4. A Signed Purchase and Sale Agreement **executed by bidder** is enclosed with Bid Offer.
5. Buyer shall pay all **closing costs**, including title insurance, escrow, recording fees, and transfer taxes, if any.
6. The **City Commission reserves the right to reject all bids for any reason** and to accept the bid deemed most advantageous to the City.
7. This bid is irrevocable for **three business days** following the bid opening.

SECTION 5 – SIGNATURE

I hereby submit this bid for the purchase of the former Recreation Center property, 801 2nd Avenue North, Great Falls, Montana, in accordance with the terms and conditions of the Invitation for Bids and Purchase and Sale Agreement.

Signature of Bidder/Authorized Representative: _____

Printed Name: _____

Date: _____