

\$1,650,000 - Nhn Highview Way, Helena

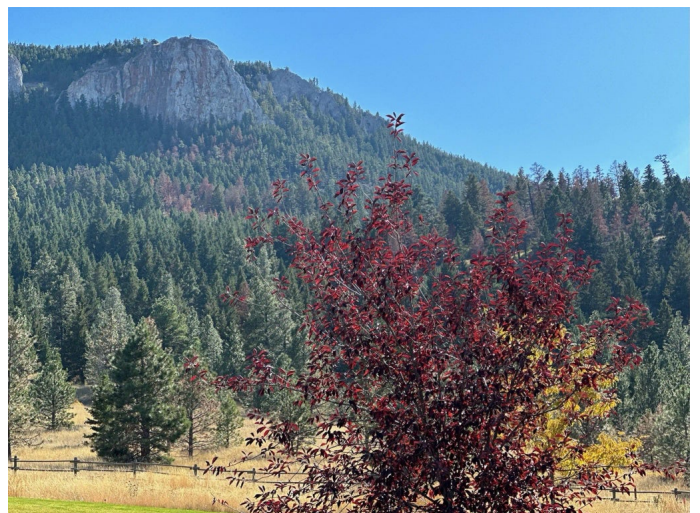
MLS® #30015128

\$1,650,000

Bedroom, Bathroom,
Land on 4.40 Acres

BENCHMARK SUB. PH II, Helena, MT

Last Chance in Benchmark PUD – Prime Upper Westridge Heights Development Opportunity: This Upper Westside pre-platted tract of land within the city limits represents a unique opportunity, as it is the last available parcel that is in this sought after area of Phase II of the Benchmark PUD Subdivision located in the Westridge Heights. This pre-platted 4.4-acre tract is an exceptional opportunity for developers and visionaries alike. Located within Helena’s city limits at the base of Mount Helena, this land offers unmatched access to nature, recreation, and urban convenience. Location & Lifestyle: Many of the unique attributes of this property: – Situated in a well-regarded neighborhood known for its charm, pride, and proximity to westside amenities. Development Potential – Pre-platted for both single-family and multifamily residential use. Pre-platted for both single-family and multifamily residential use. – Borders the city park with direct access to hiking and biking trails – ideal for outdoor enthusiasts and active lifestyles. – Offers panoramic views of Mount Helena and the surrounding natural beauty. – Offers panoramic views of Mount Helena and the surrounding natural beauty. Development Potential – Pre-platted for both single-family and multifamily residential use. – Flexible zoning allows for a range of residential configurations, appealing to homeowners and developers.



â€¢ Within walking distance of banks, grocery stores, schools, and Carroll College.

Desirable Neighborhood:

Has a reputation for being a desirable and well-regarded location. It is within close proximity of such westside services such as banks, shopping, grocery stores, schools, with Carroll College nearby. Potential for

Residential Development: Overall, the combination of natural beauty, recreational opportunities, scenic views, and the potential for upscale residential development makes this piece of land an exciting opportunity for those interested in either a personal residence or the investment/development potential

Essential Information

MLS® #	30015128
Price	\$1,650,000
Acres	4.40
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	Nhn Highview Way
Subdivision	BENCHMARK SUB. PH II
City	Helena
County	Lewis and Clark
State	MT
Zip Code	59601

Amenities

Amenities	Park, Snow Removal
View	Meadow, Mountain(s), Trees/Woods

School Information

District	District No. 1
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Additional Information

Date Listed	October 25th, 2023
Days on Market	699
Zoning	Residential
HOA Fees	100
HOA Fees Freq.	Monthly