

\$1,399,900 - 3105 York Road, Helena

MLS® #30039338

\$1,399,900

Bedroom, Bathroom, 3,588 sqft
Commercial Sale on 4.00 Acres

N/A, Helena, MT

Convenience Store with Gas Pumps & Income-Generating Property â€œ East Valley, Helena, MT. Seize this rare opportunity to own an iconic convenience store with gas pumps situated on approximately 4 acres in the sought-after East Valley of Helena. This well-established store has been a community staple for decades, serving locals, commuters, and lake-goers alike. Located on a well-traveled route, this store is the go-to spot for cold beer, soda, ice, snacks, and groceriesâ€”a must-stop for those heading home or out to the lake. Inside, youâ€™ll find fishing tackle, coolers, lottery tickets, everyday essentials like bread and eggs, and even that first hot cup of morning coffee for regulars and travelers. Property Highlights: Prime Location & High Traffic Convenience Store & Gas Pumps â€œ Stocked with everything customers need for quick stops and weekend adventures. Includes 3-Bedroom, 1.5-Bath Home â€œ Live on-site or generate rental income. Two Mobile Home Sites â€œ Existing lot rental income potential. One Mobile Home Included â€œ Additional rental or owner-occupied option. Storage Sheds & Ample Space â€œ Plenty of room for equipment, RVs, or additional development. Expansion Potential â€œ With 4 acres, thereâ€™s room to grow, whether adding services, storage, or additional rental opportunities. Endless Possibilities: Continue the legacy of this trusted neighborhood store, expand with additional revenue streams, or develop the property to maximize its potential.



Whether you're an investor or an entrepreneur looking for a turnkey business, this property offers ongoing income, prime location, and future growth opportunities.

Built in 1965

Essential Information

MLS® #	30039338
Price	\$1,399,900
Square Footage	3,588
Acres	4.00
Year Built	1965
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	3105 York Road
Subdivision	N/A
City	Helena
County	Lewis and Clark
State	MT
Zip Code	59602

Amenities

Utilities	Electricity Connected, Natural Gas Connected
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Exterior

Foundation	Poured
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Additional Information

Date Listed	February 6th, 2025
Days on Market	148