

\$1,018,700 - 316 S Park Avenue, Helena

MLS® #30046603

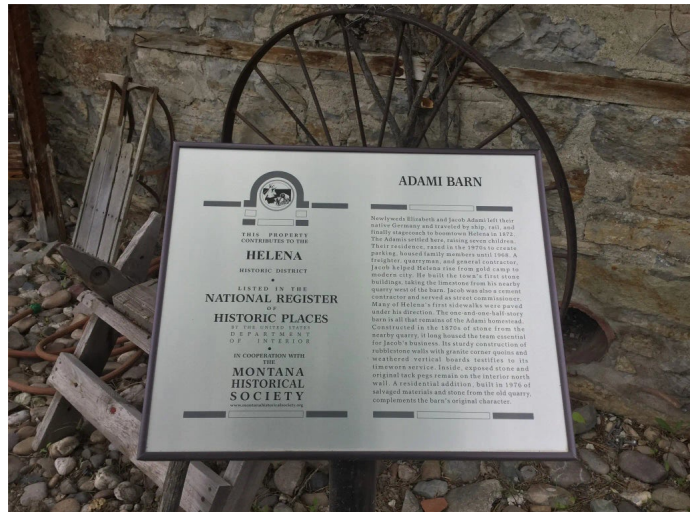
\$1,018,700

4 Bedroom, 4.00 Bathroom, 2,686 sqft
Residential on 0.28 Acres

N/A, Helena, MT

Reflecting the real historical beginnings of Helena, the Adami Barn surely has stories to tell! Listen—can you hear them? One of a kind property nestled next to Helena's historic Reeder's Alley. One of Helena's earliest standing structures, this remarkable stone building was crafted in the 1870's from locally quarried stone, originally built as the Adami Barn. According to historical data, the Adami Barn was built in 1870-1872, although public records show 1880. An original house to the east of the barn burned (date unknown). The existing house was built later and attached to the west end of the barn, with a final remodel date of 1984. The structures were built of stone from a nearby quarry, with some walls approx 18" thick. Gorgeous stone showcases the Antique Shop entrance into the space that was the original barn. Look closely & you'll find the original wood pegs that one time supported the tack and saddles from days gone by. See Supplemental Remarks for more info & excluded items. Step into Helena's History—And Imagine the Future

One of Helena's earliest standing structures, this remarkable stone building was crafted in 1870 from locally quarried stone and originally served as the Adami barn—a testament to the city's frontier roots. Recognized on the historic registry, it stands as a rare and enduring piece of Helena's past.



What truly sets this property apart is its unique dual zoning: both commercial (B-1) and residential (R-2). Duplicate Listing #30047900 Comm. Whether you envision a charming gallery, a boutique shop, a cozy live/work space, or a historically inspired residence, this space invites creativity. With its rich past and flexible future, your ideas don't just have room—they have a foundation.

The interior space provides 4 bedrooms, 2 full baths, 2 half-baths, on either side of the entrance staircase are two large bedrooms. The brick walk and brick patio are made of bricks from the original foundry's of Helena. You are walking on historical bricks from the 1870's. The mid-level patio is graced by a beautiful rock garden. Also on the mid-level you'll find an interior garden room with spiral staircase to the 3rd level which has 2 bedrooms and a full bath. The third level also provides access to the deck and walkway leading to the patio and rock garden. Antique Shop, Barn Loft, and a storybook main floor complete the unique living space graced by beveled, leaded glass windows bring the beautiful garden room inside. Square footage varies greatly between interior measurements and exterior, since the walls are approximately 18+ inches thick. We have found it at 2686 on the MT Cadastral site. Originally measurements were as noted in the listing details at a total of 3892. Some count the garden room in square footage, others do not. Buyer and Buyer's Agent to do their due diligence in determining what information is critical to their needs. A stone garage with upper level storage is close by. One of a kind property is an understatement!

Opportunities like this don't come around often. Let your imagination take flight in a place where Helena's past meets your vision for what's next.

See attached documents for more historical information. Hot Tub, All Yard/Garden Ornaments and Antique Hoosier in Kitchen and all Antique Shop Inventory are excluded from the sale.

Built in 1872

Essential Information

MLS® #	30046603
Price	\$1,018,700
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,686
Acres	0.28
Year Built	1872
Type	Residential
Sub-Type	Single Family Residence
Style	Other
Status	Active

Community Information

Address	316 S Park Avenue
Subdivision	N/A
City	Helena
County	Lewis and Clark
State	MT
Zip Code	59601

Amenities

Utilities	Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Connected
# of Garages	1
Garages	Detached

Interior

Appliances	Dishwasher, Range, Refrigerator
Heating	Forced Air, Gas
Cooling	Central Air
Stories	Three Or More
Basement	Other

Exterior

Roof	Metal
Construction	See Remarks
Foundation	Stone

Additional Information

Date Listed	April 19th, 2025
Days on Market	105
Zoning	See Remarks