

# \$3,500,000 - 3210 Canyon Ferry Road 1, East Helena

MLS® #30047039

**\$3,500,000**

Bedroom, Bathroom, 16,956 sqft  
Commercial Sale on 2.00 Acres

N/A, East Helena, MT

Are you looking to expand your current business or create a new one, here's your chance with 16,900 combined square feet among 3 buildings situated on 2 acres, the perimeter is fenced and gated. Built from 2021-2023, all the structures are in new condition. Commerical mixed use, Tri plex, commercial condos are leased to tenants, 2 of the units are 2500 sq feet and 1 is over 3000 sq feet, all 3 have been built out to support the current tenants needs, well designed with shop, offices, storage and bathrooms in each unit. The office building is well designed with multiple individual office spaces, windows making the workspace bright and inviting. You'll find a conference, 2 bathrooms & reception area. Upstairs is an expansive open meeting/gathering space to entertain clients and staff. The large shop offers 4800 sq feet of workspace. The large shop and office space are currently owner occupied. Real estate only, businesses do not convey.

Built in 2021

## Essential Information

|                |                 |
|----------------|-----------------|
| MLS® #         | 30047039        |
| Price          | \$3,500,000     |
| Square Footage | 16,956          |
| Acres          | 2.00            |
| Year Built     | 2021            |
| Type           | Commercial Sale |



|          |           |
|----------|-----------|
| Sub-Type | Warehouse |
| Status   | Active    |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 3210 Canyon Ferry Road 1 |
| Subdivision | N/A                      |
| City        | East Helena              |
| County      | Lewis and Clark          |
| State       | MT                       |
| Zip Code    | 59635                    |

**Interior**

|         |            |
|---------|------------|
| Heating | Forced Air |
|---------|------------|

**Exterior**

|            |        |
|------------|--------|
| Foundation | Poured |
|------------|--------|

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 182              |
| Zoning         | Commercial       |