

\$525,000 - 252 Mill Road, Helena

MLS® #30047453

\$525,000

Bedroom, Bathroom, 5,400 sqft
Commercial Sale on 3.99 Acres

N/A, Helena, MT

What used to be a mainstay nursery in the community now sits as a nostalgic landmark, and your opportunity to create something great. There are 3 existing buildings with various functions that add up to 5,400 square feet of building space, and 23,760 square feet of greenhouse space. This sits on a 3.98 acre lot that offers room to expand. The property has two wells - one with year round water rights. Located between Green Meadow & N Montana, and a few minutes to town. A portion of the property is leased, which is ideal for offsetting holding costs. New greenhouse roofs and electrical service in 2024. The infrastructure is here to start Helena's next beloved nursery - come and build it. The property could also be great for specialty agriculture, a landscaping company with a growing operation, or even a residential site with a home occupation. Valley Farms was a beloved nursery in Helena since the 1970s. They grew trees, flowers, vegetables, and sold seeds and various garden products. At their peak, they had 35 employees. It lasted two family generations until the previous owner shut it down in 2020. Valley Farms was one of those local businesses that felt like the end of an era when it shut down. The growing space has sat empty since, but 3 of the buildings on the east side of the property are rented to a landscaping business. Their rent payments are more than enough to pay the seller's annual property taxes. The seller has looked into subdividing the north portion of the property



into 2-3 residential lots.

Built in 1981

Essential Information

MLS® #	30047453
Price	\$525,000
Square Footage	5,400
Acres	3.99
Year Built	1981
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active Under Contract

Community Information

Address	252 Mill Road
Subdivision	N/A
City	Helena
County	Lewis and Clark
State	MT
Zip Code	59602

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking	See Remarks
View	Meadow

Interior

Heating	Baseboard, Electric
Basement	None

Exterior

Roof	Asphalt
Foundation	Other, Slab

Additional Information

Date Listed	April 28th, 2025
Days on Market	144
Zoning	See Remarks