

\$18 - 3745 Harrison Avenue B, Butte

MLS® #30051054

\$18

Bedroom, 4.00 Bathroom, 42,000 sqft
Commercial Lease

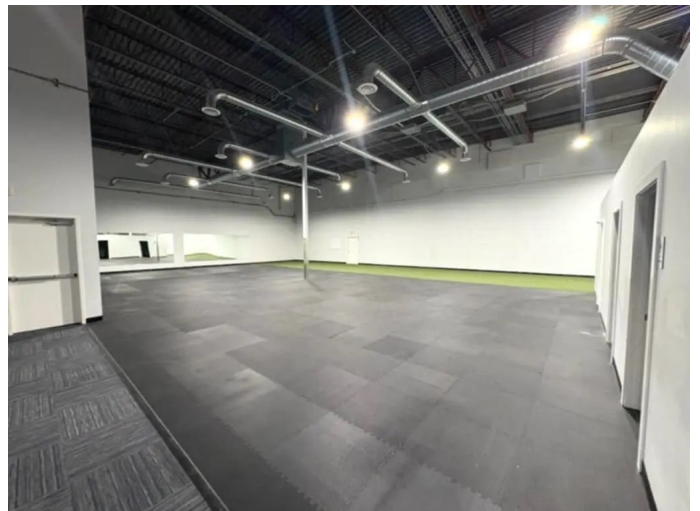
N/A, Butte, MT

Located on Harrison Avenueâ€™ Butteâ€™s primary retail corridorâ€™ Copper City Center offers exceptional visibility, access, and traffic exposure, with daily counts exceeding 21,000 vehicles. Positioned at I-15 and I-90, this center is part of a rapidly growing trade area that is outpacing national averages in development.

Anchored by nationally recognized tenants such as Buffalo Wild Wings, Verizon Wireless, Montana Advance Pain & Spine , Vitalant Blood Donation, and Helena Orthopedic Clinic, the center provides strong co-tenancy for medical, retail, and service users. With 240 shared parking spaces, multiple access points off Harrison Avenue, prominent signage opportunities and access to loading docks, Copper City Center ensures both convenience and exposure.

Suite B offers approximately 6,000 square feet and is ideal for medical, professional office, or wellness use. The suite includes a reception area, an expansive open area, seven private offices (two with sinks), three restrooms (one with a shower), a break room with a private restroom and laundry facilities. A separate storage room is available for additional rent.

Surrounded by established and new residential neighborhoods, extended stay hotels, and directly adjacent to Super Walmart, this location benefits from a steady and



diverse customer base. NNN estimated at \$4.30.

Built in 1993

Essential Information

MLS® #	30051054
Price	\$18
Bathrooms	4.00
Full Baths	1
Half Baths	3
Square Footage	42,000
Year Built	1993
Type	Commercial Lease
Sub-Type	Building
Status	Active

Community Information

Address	3745 Harrison Avenue B
Subdivision	N/A
City	Butte
County	Silver Bow
State	MT
Zip Code	59701

Additional Information

Date Listed	June 2nd, 2025
Days on Market	87