

# \$7,500 - 50 S Last Chance Gulch, Helena

MLS® #30051789

**\$7,500**

Bedroom, 2.00 Bathroom, 5,868 sqft  
Commercial Lease

N/A, Helena, MT

Prime Class A Office Space in Downtown Helena on the Walking Mall. Step into a prestigious third-floor office condo approx. 5,200 sq.ft. in the Guardian Building, perfectly positioned on the vibrant walking mall. This spacious suite features 13 private office spaces, including two executive offices with balconies offering scenic views. Designed for efficiency and professionalism, it includes a welcoming reception area, a fully-equipped copy/production room, a library/conference space, ADA-compliant bathrooms, and secure storage options. Enjoy the convenience of four underground garage parking spaces, with additional public (paid) parking available at the rear. Elevate your business with this prestigious third-floor office condo in the Guardian Building, centrally located on the bustling walking mall. Just steps away from restaurants, retail shops, banking, and coffee spots, this space offers both convenience and sophistication. Experience an unparalleled downtown location that offers the perfect balance of professionalism and accessibility.

Built in 1994

## Essential Information

|            |          |
|------------|----------|
| MLS® #     | 30051789 |
| Price      | \$7,500  |
| Bathrooms  | 2.00     |
| Half Baths | 2        |



|                |                  |
|----------------|------------------|
| Square Footage | 5,868            |
| Year Built     | 1994             |
| Type           | Commercial Lease |
| Sub-Type       | Condominium      |
| Status         | Active           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 50 S Last Chance Gulch |
| Subdivision | N/A                    |
| City        | Helena                 |
| County      | Lewis and Clark        |
| State       | MT                     |
| Zip Code    | 59601                  |

### Amenities

|          |                                                                      |
|----------|----------------------------------------------------------------------|
| Features | Street Lights, Sidewalks                                             |
| Parking  | Assigned, Underground, Garage, Heated Garage, On Street, See Remarks |
| View     | City, Mountain(s), Residential                                       |

### Interior

|          |                 |
|----------|-----------------|
| Interior | Carpet          |
| Heating  | Forced Air, Gas |
| Cooling  | Central Air     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 21              |
| Zoning         | Business        |