

\$975,000 - 3 Microwave Hill Road, Clancy

MLS® #30052209

\$975,000

Bedroom, Bathroom, 2,442 sqft
Commercial Sale on 1.00 Acres

MANGO TEDY BEAR MINOR SUB,, Clancy,
MT

Step into a one-of-a-kind opportunity with The Tower, a historic landmark offering unmatched visibility and versatility in the heart of Montana City. Located just off the I-15 exit on Hwy 518, this commercially zoned property benefits from high traffic volume to Montana City School, East Helena, Clancy, and Helena. Originally built in 1920 as the Helena Airport Control Tower, the building was relocated to its current site and now stands as a symbol of Montana's aviation history, complete with a famous photo of Amelia Earhart waving from a second-story window.

Set on just under one fenced acre, this two-story structure with a full basement offers flexible space for a variety of commercial or mixed-use applications. Each level has its own egress, making it ideal for office spaces, retail, gallery, or multi-tenant investment use. Whether you're an investor, entrepreneur, or visionary business owner, The Tower delivers rare character, prime location, and flexible zoning.

Built in 1920

Essential Information

MLS® #	30052209
Price	\$975,000
Square Footage	2,442
Acres	1.00



Year Built	1920
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	3 Microwave Hill Road
Subdivision	MANGO TEDY BEAR MINOR SUB,
City	Clancy
County	Jefferson
State	MT
Zip Code	59634

Amenities

Utilities	Electricity Connected, Natural Gas Connected
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Interior

Interior	Carpet, Laminate
Heating	Forced Air, Gas
Cooling	Central Air
Has Basement	Yes
Basement	Partially Finished

Exterior

Roof	Metal
Foundation	Poured, Basement

School Information

District	District No. 27
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Additional Information

Date Listed	June 18th, 2025
Days on Market	14
Zoning	Commercial