

\$2,950,000 - 4775 York Road, Helena

MLS® #30053050

\$2,950,000

Bedroom, Bathroom, 11,920 sqft
Commercial Sale on 7.74 Acres

N/A, Helena, MT

Premium Mixed-Use Commercial Property on York Rd â€“ Minutes from Helena & Hauser Lake. This 7.74 +/- acre mixed-use property is ideal for showroom, warehouse, light industrial, or shop users needing yard space. The 11,920 SF galvanized steel building sits on a 6" concrete slab and includes an 80â€™TMx120â€™TM heated shop with (8) 14â€™TMx14â€™TM drive-through bays, 400-amp service with 3-phase availability, 30/50-amp plug-ins, hot/cold spigots, and eyewash station. The 60â€™TMx40â€™TM office section offers (5) private offices, reception, a 16â€™TMx12â€™TM conference room, fiber optic internet, and 14â€™TM ceilings with great natural light. Landscaped yard with underground sprinklers, perimeter fencing, and a 6â€™TM privacy fence around the yard. A rare turnkey opportunity with flexible use potential. Whether you're an owner-user looking for a move-in-ready facility or an investor seeking a versatile asset with strong lease potential, this property delivers on location, utility, and value.

Built in 2023

Essential Information

MLS® #	30053050
Price	\$2,950,000
Square Footage	11,920
Acres	7.74
Year Built	2023



Property Boundary Estimate



Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	4775 York Road
Subdivision	N/A
City	Helena
County	Lewis and Clark
State	MT
Zip Code	59602

Amenities

Utilities	Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Connected
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Interior

Cooling	Central Air
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Exterior

Foundation	Poured
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Additional Information

Date Listed	June 30th, 2025
Days on Market	32