

\$3,250,000 - 1021 Chestnut Street, Helena

MLS® #30053281

\$3,250,000

Bedroom, Bathroom, 37,060 sqft
Commercial Sale on 2.08 Acres

N/A, Helena, MT

1021 Chestnut St | Helena, MT 59601
FOR SALE \$3,250,000
37,060 SF clear-span warehouse + ± 1 AC
secured yard | B-2 Zoning | 5 grade-level
doors

Turn-key fiber hub: dedicated
climate-controlled server/telco room with
ladder trays, CAT6, redundant HVAC &
power—ready head-end for ISPs, data-heavy
mfg, or edge-compute nodes.

West wing office core: reception, 4 offices,
break room w/ kitchenette, 2 ADA baths &
conference—each on separate HVAC for
year-round comfort.

East wing flex: high-bay warehouse, two rollup
work bays, several conditioned
store-rooms/offices; easily re-demised for
multi-tenant or showroom use.

Rare yard: ± 1 AC fenced, lit,
camera-ready—ideal for fleet parking,
lay-down or outdoor storage.

Industrial bones: 18-20' clear height, five
14'—14' doors, 3-phase power, city utilities;
floor area verified at 37,060 SF on 2.08 AC.
Sprinkler ready.

Location: One block off N Montana Ave; 5 min
to I-15/US-12; 10 min to Helena Airport.

Built in 1961

Essential Information

MLS® #	30053281
Price	\$3,250,000



Square Footage	37,060
Acres	2.08
Year Built	1961
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	1021 Chestnut Street
Subdivision	N/A
City	Helena
County	Lewis and Clark
State	MT
Zip Code	59601

Exterior

Foundation	Other, Poured
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Additional Information

Date Listed	July 2nd, 2025
Days on Market	5