

\$1,399,000 - 3791 E Main Street, East Helena

MLS® #30053985

\$1,399,000

Bedroom, Bathroom, 6,454 sqft
Commercial Sale on 1.00 Acres

N/A, East Helena, MT

The commercial area features: 6,524 of Total Building Square Footage, of which 3,264 Square Feet is newer construction and 3,260 Square Feet was a partial/full remodel in 2020

â€¢ 100 % Leased

â€¢ Traffic count of well over 10,284 vehicles per day for EXCELLENT exposure keeping your business TOP OF MIND DAILY!

â€¢ City Sewer Services

â€¢ 3 Phase Power

â€¢ COUNTY ZONING

â€¢ Natural Gas

â€¢ Private Well

â€¢ Kenco Security/Security Cameras with motion sensors

â€¢ LED lighting

â€¢ Air lines to a shared Air Compressor

â€¢ Landscaping with a drip system

â€¢ Spectrum Internet/Phone

â€¢ Metal Roofing

â€¢ Room to build one more building (plans have been approved by the State) or lease space to a food/coffee truck vendor with utilities available nearby

â€¢ Outdoor fenced/gated areas total 10,603 square feet+/- . Unit A â€¢ 1,510 square feet â€¢ Leased for \$1,600 per month (includes a 9,472 +/- sq ft gated/fenced area).

Unit B (1,030 square feet) and Unit C â€¢ (720 square feet) Lease together for \$2050/Month.

Unit D â€¢ 1,632 square feet â€¢ Lease for \$2,500 per month (includes a 1,131+/- sq ft gated/fenced area).

Unit E â€¢ 1,632 square feet â€¢ Leased for



\$1,100 per month. But this unit is the same as unit D and could potentially be rented for \$2,050/mo.

Billboard Lease - \$2,240 Annual Lease Amount. (Renegotiable upon property transfer)

Option to purchase house, Large garage AND commercial lot is also available as MLS#30053985.

Don't miss out on this rare real estate opportunity right outside East Helena in Lewis and Clark County.

Built in 2021

Essential Information

MLS® #	30053985
Price	\$1,399,000
Square Footage	6,454
Acres	1.00
Year Built	2021
Type	Commercial Sale
Sub-Type	Warehouse
Status	Active

Community Information

Address	3791 E Main Street
Subdivision	N/A
City	East Helena
County	Lewis and Clark
State	MT
Zip Code	59635

Amenities

Utilities	Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, High Speed Internet Available, Phone Available, Separate Meters
Parking	Additional Parking, Garage, Garage Door Opener, Gated, Heated Garage, RV Access/Parking, Shared Driveway
View	Mountain(s), Residential

Interior

Interior	Concrete, Heavy Duty, Linoleum
Interior Features	Open Floorplan, Vaulted Ceiling(s)
Heating	Ductless, Forced Air, Gas
Cooling	Ductless
Basement	None

Exterior

Exterior Features	Rain Gutters, Storage
Windows	Screens, Window Treatments
Roof	Composition, Metal
Construction	Metal Siding
Foundation	Poured

Additional Information

Date Listed	July 16th, 2025
Days on Market	82
Zoning	Commercial