

\$1,849,000 - 3789 E Main Street, East Helena

MLS® #30054499

\$1,849,000

3 Bedroom, 2.00 Bathroom, 1,680 sqft

Residential on 1.51 Acres

N/A, East Helena, MT

OPPORTUNITY KNOCKS!

Introducing a prime, turn key, residential AND commercial real estate listing in East Helena! A beautiful one-level residential home with 3 bedrooms and 2 baths and a 5 car garage built in 2021!

The home features a spacious open concept design, perfect for both relaxing and entertaining. The master bedroom includes an en suite bath and a walk-in closet, providing a private and luxurious retreat. The kitchen is a chef's dream, boasting a huge pantry, a large island for prep, & additional seating. With abundant natural light and modern appliances, this kitchen is sure to inspire culinary creativity.

This property is bordered on the south by U.S. Highway 12 E; Lake Helena Drive on the East and East Helena's Main Street on the north!! This well planned 1.51 acres is located at 3789/3791 East Main Street, which is just OUTSIDE the city limits and offers the following: This home offers the perfect blend of comfort and style.

Outside, the large fenced-in front yard offers privacy and space for outdoor activities and pets. The 32' x 84' 5 car garage with 10'x 10' doors provides space for all your vehicles and toys.

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 \$2,050 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 just the commercial lot is also available as MLS#30053979.

Donâ€™t miss out on this rare real estate opportunity right outside East Helena in Lewis and Clark County.

Tract B1 is the home with a 32 X 84' Garage.

Tract C1 is the commercial. Annual income is

approximately \$84,000 does not include the possibility of renting the house and additional garage space. Currently occupied by seller. Private well for all 5 Commercial properties and a second well for the home. Insurance for Commercial 517/Mo. and house is 1567.77/Year. Sewer paid by seller and varies each month- June 2025 it was 62.19/connection. Commercial properties have 2 connections home has 1. All commercial properties are metered separately for NWEnergy. Common bathroom is cleaned and maintained by seller. Seller removes snow and waters lawn by Unit C currently.

Built in 2021

Essential Information

MLS® #	30054499
Price	\$1,849,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,680
Acres	1.51
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	3789 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, See Remarks

Parking Additional Parking, Garage, Garage Door Opener, Gated, Heated Garage, RV Access/Parking, See Remarks

of Garages 15

Garages Detached

View Mountain(s)

Interior

Interior Features Fireplace, Main Level Primary, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Microwave, Range, Refrigerator

Heating Ductless, Forced Air, Gas

Cooling Central Air, Ductless, Window Unit(s)

Fireplace Yes

of Fireplaces 1

of Stories 1

Stories One

Basement Crawl Space

Exterior

Exterior Features Garden, Rain Gutters, Storage, See Remarks

Roof Asphalt, Metal

Construction Masonite, Metal Siding

Foundation Poured

Additional Information

Date Listed July 23rd, 2025

Days on Market 76

Zoning Commercial