

# \$450,000 - 1191 Hunter Road, Helena

MLS® #30055360

**\$450,000**

Bedroom, Bathroom, 5,168 sqft  
Commercial Sale on 2.50 Acres

N/A, Helena, MT

North Valley investment opportunity with multiple income streams located right off Montana Avenue in the North Valley, this unique 2.5-acre property offers outstanding visibility and versatility. The property includes multiple living spaces and established rental income, making it an ideal opportunity for investors or owner-operators. This property features a 1-bedroom, 1-bathroom kit home plus a 2-bedroom, 1-bathroom apartment situated above a 30'x40' shop. The shop provides excellent workspace or storage, with additional potential. This shop has a large overhead door and a 6' deep oil pit making it a great place for mechanic work or any type of workshop. Attached to the main building are 23 income-producing storage units in a variety of sizes, along with a fully fenced outdoor storage area. All of this resides on 2.5 acres with room to grow, expand, or further develop. With its prime location, strong rental potential, and multiple uses, this property is a rare find.

Built in 1982

## Essential Information

|                |                 |
|----------------|-----------------|
| MLS® #         | 30055360        |
| Price          | \$450,000       |
| Square Footage | 5,168           |
| Acres          | 2.50            |
| Year Built     | 1982            |
| Type           | Commercial Sale |



|          |                       |
|----------|-----------------------|
| Sub-Type | Building/Land         |
| Status   | Active Under Contract |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 1191 Hunter Road |
| Subdivision | N/A              |
| City        | Helena           |
| County      | Lewis and Clark  |
| State       | MT               |
| Zip Code    | 59602            |

**Exterior**

|            |        |
|------------|--------|
| Foundation | Poured |
|------------|--------|

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 1                 |