

\$1,499,000 - 376 Us Highway 93 N, Eureka

MLS® #30055607

\$1,499,000

Bedroom, Bathroom, 8,466 sqft
Commercial Sale on 0.53 Acres

N/A, Eureka, MT

Located in the heart of Eureka, this well-maintained 8,466-square-foot commercial property on a generous 0.53-acre lot presents a rare investment opportunity. Its prime location supplies exceptional visibility, high foot traffic, and steady vehicle flow—ideal for retail, office, or mixed-use development. The single-level building is fully leased and features highway signage, a popular yoga studio, a thriving pizza pub, a charming bakery, and a locally loved retail shop, all benefiting from the vibrant downtown setting. A cozy one-bedroom residential apartment, finished with a 3/4 bathroom, adds versatility for an owner-occupant, on-site manager, or additional rental income. The property offers three 1/2 bathrooms and is plumbed for an extra bathroom. It also boasts excellent handicap accessibility, including compliant bathroom facilities, door widths, and hallway widths. Interior highlights include rock construction elements, fiber internet, and a full suite of appliances: three freezers, range, dishwasher, two microwaves, refrigerator, Pepsi coolers, and a pizza oven. With superior street access, 30 parking spaces, and a strong tenant mix, this property is well-positioned for long-term success. The wide open floor plan and oversized rooms provide maximum versatility to be converted to the business of your dreams. Whether you're seeking a turnkey income generator or a live/work prospect, this one checks every box. Don't miss your chance to own a cornerstone piece



of the town's commercial landscape!

Built in 1981

Essential Information

MLS® #	30055607
Price	\$1,499,000
Square Footage	8,466
Acres	0.53
Year Built	1981
Type	Commercial Sale
Sub-Type	Retail
Status	Active

Community Information

Address	376 Us Highway 93 N
Subdivision	N/A
City	Eureka
County	Lincoln
State	MT
Zip Code	59917

Amenities

Utilities	Electricity Connected, Propane, Phone Connected, Fiber Optic Available
Features	Fitness Center
Parking	Alley Access
View	City, Mountain(s), Residential

Interior

Interior	Concrete
Interior Features	Open Floorplan
Heating	Electric, Forced Air, Heat Pump, Wall Furnace
Cooling	Central Air

Exterior

Exterior Features	See Remarks, Propane Tank - Owned
Roof	Metal
Construction	Batts Insulation, Block, Cedar, Metal Siding, Wood Siding, Wood Frame
Foundation	Poured, Slab

School Information

District District No. 13

Additional Information

Date Listed September 19th, 2025

Zoning None