

\$699,000 - 308 Sw 3rd Avenue, White Sulphur Springs

MLS® #30056413

\$699,000

Bedroom, Bathroom, 2,540 sqft
Commercial Sale on 1.10 Acres

WSS ORIGINAL TOWNSITE AMEND, White Sulphur Springs, MT

Looking for a prime commercial opportunity in the heart of White Sulphur Springs? This 1.1-acre property offers exceptional visibility along 3rd Ave SW — a designated MT DOT 520" — with a paved walking path that runs alongside the road, increasing foot traffic and accessibility. The 2,540 sq ft building, built in 1965, provides flexible space ideal for retail, office, or service-based businesses. With ample parking and room to expand, the lot's layout supports a variety of commercial uses. Positioned on a high-traffic corridor with nearby city services and just minutes from the new hospital, this location makes it easy for customers to access and for your business to grow. Whether launching something new or scaling an existing brand, this commercial site delivers the location, space, and visibility to set your plans in motion.

Built in 1965

Essential Information

MLS® #	30056413
Price	\$699,000
Square Footage	2,540
Acres	1.10
Year Built	1965
Type	Commercial Sale
Sub-Type	Retail



Status Active

Community Information

Address 308 Sw 3rd Avenue
Subdivision WSS ORIGINAL TOWNSITE AMEND
City White Sulphur Springs
County Meagher
State MT
Zip Code 59645

Amenities

Parking Additional Parking, On Street
View Mountain(s)

Interior

Interior Features Open Floorplan
Heating Forced Air, Fireplace(s), Propane

Exterior

Exterior Features Rain Gutters
Roof Asphalt
Construction Board & Batten Siding, Metal Siding
Foundation Other

School Information

District District No. 8

Additional Information

Date Listed August 29th, 2025
Days on Market 35
Zoning Commercial