

\$699,000 - 3001 L Drive, Helena

MLS® #30056571

\$699,000

Bedroom, Bathroom, 2,298 sqft
Commercial Sale on 1.40 Acres

Prickly Pear Creek Estates Commercial Phase I, Helena, MT

Rare live and work property - a shop with a mobile home on 1.4 acres. Overall, the shop, made of steel, has great utility. It has 3-phase power, 13' sidewalls, high-amp outlets, and 4 garage bays with one of them being a pull-through bay. The 1.4 acre lot has two points of access and is flat. Being on Canyon Ferry Road, the site sees 11,000 vehicles per day, and the property has existing signage opportunities to capture the traffic. The manufactured home is a single-wide and has a single detached garage. It has 2 bedrooms and 2 full bathrooms. Bring your home and business onto one convenient property in the heart of the valley.

Built in 1972

Essential Information

MLS® #	30056571
Price	\$699,000
Square Footage	2,298
Acres	1.40
Year Built	1972
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address 3001 L Drive



Subdivision	Prickly Pear Creek Estates Commercial Phase I
City	Helena
County	Lewis and Clark
State	MT
Zip Code	59602

Interior

Heating	Baseboard, Ductless, Electric, Forced Air, Gas
Cooling	Ductless

Exterior

Construction	Metal Frame
Foundation	Slab

Additional Information

Date Listed	August 28th, 2025
Days on Market	41
Zoning	See Remarks