

\$72,500 - 3315 N Sanders Street, Helena

MLS® #30057067

\$72,500

Bedroom, Bathroom,
Commercial Lease on 1.65 Acres

N/A, Helena, MT

For Lease! This 1.65 acre pad site is strategically situated between N. Montana Avenue and Interstate 15, just north of Custer Avenue, and fronts directly onto Sanders Street. Located on the west end of the Home2 Suites Hotel and neighboring Lowe's, this property sits within Helena's expanding retail hub - an area anchored with national retailers, steady traffic, and strong growth. With 1.65 acres (258' x 278') of developable ground, it's an ideal location for a restaurant.

All city services are available, and additional shared parking can be provided if needed. The property offers excellent visibility and access, positioned at the north edge of the Helena city limits while remaining close to the rapidly developing valley to the north and east. Don't miss this opportunity to establish your brand in a thriving retail destination with built-in traffic and long-term growth potential. Position your business in the heart of Helena's growing commercial corridor!



Essential Information

MLS® #	30057067
Price	\$72,500
Acres	1.65
Type	Commercial Lease
Status	Active

Community Information

Address	3315 N Sanders Street
Subdivision	N/A
City	Helena
County	Lewis and Clark
State	MT
Zip Code	59602

Exterior

Lot Description	258 x 278
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Additional Information

Date Listed	September 5th, 2025
Days on Market	4
Zoning	Commercial