

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

MLS® #30057142

\$699,000

1 Bedroom, 1.00 Bathroom, 2,540 sqft
Residential 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 â€” a designated MT DOT 520' â€” with a paved walking path that runs alongside the road, increasing foot traffic and accessibility. This property has 2 lots Lot 6A amended. and Lot 1 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 lotâ€™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® #	30057142
Price	\$699,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	2,540



Acres	1.10
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence
Style	Other
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

Utilities	Electricity Connected, High Speed Internet Available, Propane, Phone Available
Parking	Additional Parking, On Street
View	Mountain(s)

Interior

Heating	Forced Air, Fireplace(s), Propane
Basement	None

Exterior

Exterior Features	Rain Gutters, Propane Tank - Owned
Roof	Asphalt
Construction	Board & Batten Siding, Metal Siding
Foundation	Other

School Information

District	District No. 8
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Additional Information

Date Listed	September 10th, 2025
Days on Market	35