

\$1,285,000 - 6568 Hauser Dam Road, Helena

MLS® #30057466

\$1,285,000

Bedroom, Bathroom, 4,879 sqft
Commercial Sale on 3.61 Acres

N/A, Helena, MT

Grey Sandy Campground in Helena Montana offers a rare combination of modern amenities and natural beauty, just moments from Hauser Lake, Black Sandy State Park, and the Missouri River—an area renowned for world-class trout, perch and walleye fishing, boating, and water recreation. Nestled on 3.6 scenic acres with rugged rock outcroppings, this property provides a peaceful yet convenient retreat only 17 miles from downtown Helena. Designed for outdoor enthusiasts and comfort seekers alike, Grey Sandy is one of the few local campgrounds with full hookups and oversized pull-through sites to accommodate RVs of all sizes. The property includes 15 RV sites, 3 newly built 448 sq. ft. cabins fully equipped with heat, A/C, fireplaces, TVs, and appliances, plus a 2,047 sq. ft. fully remodeled 3-bedroom, 2-bath Airbnb home with tasteful finishes and a private fenced yard. Additional features include: Verns Country Store added in 2023 is stocked with groceries, fishing gear, live bait, RV supplies, firewood, ice, beer, wine, a walk-in 8x25 cooler and more serving both campers and visitors headed to Hauser Lake’s public boat launch. Remodeled bathhouse with laundry facilities with two washers and two dryers, three private showers. 8’x10’ Conex storage container is included for supplies and maintenance equipment. New well pump and septic pump in 2025. Guests enjoy the welcoming community fire pit, perfect for



gatherings and evening sâ€™mores. Whether staying in a cabin, the Airbnb home, or an RV, guests enjoy both seclusion and accessibility, making Grey Sandy Campground an inviting haven for staycations, fishing trips, and lake getaways in the heart of Montanaâ€™s great outdoors.

Built in 2004

Essential Information

MLS® #	30057466
Price	\$1,285,000
Square Footage	4,879
Acres	3.61
Year Built	2004
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	6568 Hauser Dam Road
Subdivision	N/A
City	Helena
County	Lewis and Clark
State	MT
Zip Code	59602

Amenities

Utilities	Cable Available, Electricity Connected, Propane, Phone Connected, Separate Meters
Parking	Additional Parking, Assigned, Boat, Gated, RV Access/Parking
View	Mountain(s)

Interior

Interior	Carpet, Laminate, Tile, Vinyl
Interior Features	Fireplace, Main Level Primary, Open Floorplan
Heating	Forced Air, Wall Furnace
Cooling	Window Unit(s)

Exterior

Exterior Features Fire Pit, RV Hookup, Propane Tank - Leased
Foundation Poured, Treated Wood

Additional Information

Date Listed September 15th, 2025