

\$399,000 - 120 E Lyndale Avenue, Helena

MLS® #30057539

\$399,000

Bedroom, Bathroom, 863 sqft
Commercial Sale on 0.15 Acres

N/A, Helena, MT

Prime location on East Lyndale in Helena with excellent visibility and daily traffic exposure of 1,700+ vehicles. Currently used as a title company and law office, this versatile property is well-suited for commercial, professional, or residential use. Features include two offices, a conference room, basement storage, and expansion potential at the rear. A new heating and cooling system will be installed prior to closing, and the property is ADA compliant with a security system in place. Mature landscaping adds curb appeal, while the updated interior is ready for immediate use. Whether for business operations, investment, or conversion, 120 East Lyndale offers flexibility and long-term potential in a central Helena location. Versatile property in a prime Helena location offering commercial, professional, or residential potential. Currently utilized as a title company and law office, this building has also hosted a variety of businesses over the years, showcasing its adaptability. Located along high-visibility Lyndale Avenue with an estimated daily traffic count of 1,700+ vehicles, it provides excellent exposure for signage and branding opportunities.

Inside, the layout features two private offices and a conference room, designed for professional use yet flexible enough to be reconfigured. Expansion potential exists at the rear of the building, allowing for future growth. The basement offers valuable storage for



records, inventory, or seasonal needs. Mature landscaping creates curb appeal, while a security system is in place for peace of mind. The property is ADA compliant, providing accessibility for all.

A brand-new heating and cooling system will be installed prior to closing, ensuring efficiency and comfort. The updated interior allows for immediate use, whether you envision offices, a creative workspace, or a residential conversion. This adaptability makes the property an excellent investment, whether for an owner-occupant or as part of a portfolio.

The location is central and convenient, near financial services, professional offices, retail, and Helena's main corridors. Visibility, accessibility, and flexibility combine to make 120 East Lyndale a standout property with long-term potential.

All office furniture and photocopier can be negotiated. Photocopier is leased with Fisher's. Security system is through Coonies Locksmith in Butte, MT.

Key Features:

Prime location with daily traffic exposure of 1,700+ vehicles

Two private offices plus a conference room

Flexible floor plan with expansion potential

Basement storage for files or inventory

ADA compliant with mature landscaping

Security system installed

Brand-new HVAC system to be provided prior to closing

Adaptable for commercial, professional, residential, or mixed use

Don't miss this opportunity to secure a centrally located property with both immediate usability and future growth potential.

Built in 1948

Essential Information

MLS® #	30057539
Price	\$399,000
Square Footage	863
Acres	0.15
Year Built	1948
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	120 E Lyndale Avenue
Subdivision	N/A
City	Helena
County	Lewis and Clark
State	MT
Zip Code	59601

Amenities

Utilities	Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Available
Parking	See Remarks

Interior

Heating	Forced Air, Gas
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Unfinished

Exterior



Roof	Composition
Foundation	Other, Basement

Additional Information

Date Listed	September 15th, 2025
Days on Market	24
Zoning	See Remarks