

\$449,000 - 234, 240 E Lyndale Avenue, Helena

MLS® #30057697

\$449,000

Bedroom, Bathroom,
Commercial Sale on 0.14 Acres

N/A, Helena, MT

Don't miss this rare opportunity to own a truly unique property in a prime location with excellent visibility and steady traffic flow—just minutes from downtown Helena, Carroll College, shopping, and the State Capitol. This versatile property includes two separate houses and three rental units, offering endless potential for investors and entrepreneurs alike.

The yellow home, also known as 240 Lyndale, offers versatile potential with both main-level commercial space and upper-level residential living. The main floor features a spacious open area—ideal for offices, a salon, or other business use—along with a commercial kitchen and half bath. Upstairs, a fully updated two-bedroom, one-bath apartment includes a full kitchen, private access, and sweeping views, making it well-suited for long-term living or short-term rental income. Recent structural renovations completed this summer, including a leveled foundation and significant deck repairs. The green home, also known as 234 Lyndale, offers 2 bedrooms, 1 full bath, 1 half bath, and 3 additional rooms that can be used as offices, workspaces, or extra living areas. Recently updated with improvements to the HVAC system, flooring, paint, and fixtures, this property is versatile—well-suited as a professional office suite or an owner-occupied business/residential home. All appliances in both houses and the apartment will convey. The yellow house underwent structural



renovations this summer, including a leveled foundation and significant deck repairs. Buyer and buyer’s agent to verify all information.

With five off-street parking spaces and an adjacent city lot for added convenience, this property is ideally suited for tenants, customers, or business clients. With a strong rental history, multiple income streams, and flexibility for residential, commercial, or mixed use, this is truly a one-of-a-kind investment package.

Built in 1970

Essential Information

MLS® #	30057697
Price	\$449,000
Acres	0.14
Year Built	1970
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	234, 240 E Lyndale Avenue
Subdivision	N/A
City	Helena
County	Lewis and Clark
State	MT
Zip Code	59601

Amenities

Parking	Additional Parking
View	Mountain(s), Trees/Woods

Interior

Heating	Baseboard, Electric, Forced Air, Gas
Basement	Crawl Space

Exterior

Lot Description	0.14
Foundation	Poured

School Information

District	District No. 1
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Additional Information

Date Listed	September 19th, 2025
Days on Market	28
Zoning	Multi-Family