

# \$400,000 - 2600 Bozeman Avenue, Helena

MLS® #30058403

**\$400,000**

Bedroom, Bathroom, 1,800 sqft  
Commercial Sale on 0.51 Acres

N/A, Helena, MT

Situated in Helena's key industrial corridor east of I-15 and just south of the airport this well-located property offers a 0.5-acre parcel with a versatile 1,800 sq ft shop building. The structure features three 10-ft overhead doors (two currently in need of service), separate gas and electric utilities, and curb-cut potential for private access. The shop is complemented by 16 parking spaces and a solar system with a Sonnen battery that can be expanded to service the building.

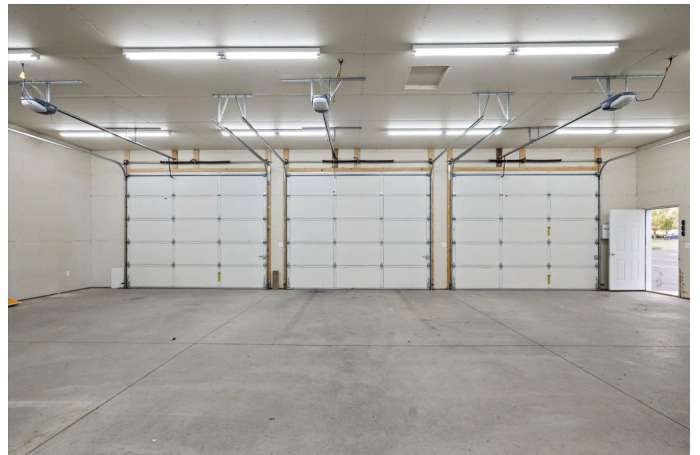
With flexible industrial zoning, strong infrastructure, and a prime location in Helena's growing commercial hub, this property is ideal for trades, storage, or light industrial operations.

## Essential Information

|                |                 |
|----------------|-----------------|
| MLS® #         | 30058403        |
| Price          | \$400,000       |
| Square Footage | 1,800           |
| Acres          | 0.51            |
| Type           | Commercial Sale |
| Sub-Type       | Building/Land   |
| Status         | Active          |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2600 Bozeman Avenue |
| Subdivision | N/A                 |



|          |                 |
|----------|-----------------|
| City     | Helena          |
| County   | Lewis and Clark |
| State    | MT              |
| Zip Code | 59601           |

**Exterior**

|            |        |
|------------|--------|
| Foundation | Poured |
|------------|--------|

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 14                |