

\$20 - 3310 Mchugh Lane, Helena

MLS® #30058510

\$20

Bedroom, 2.00 Bathroom, 3,874 sqft
Commercial Lease on 0.70 Acres

COTTONWOOD BUSINESS PARK, Helena,
MT

FOR LEASE: Versatile Commercial Space in Helena, MT Conveniently located near major corridors with easy access to downtown, residential neighborhoods, and commercial hubs. Leasable space: 3,874 Sq.Ft. Paved Parking ADA Compliant - Mixed-Use Ready Position your business in a flexible, well-appointed commercial building just minutes from downtown Helena. With a spacious layout, modern amenities, and a prime location, this property is ideal for retail, office, studio, or service-based operations. Parking: Shared paved lot with ADA access, Climate Control: Central AC + Gas Forced Air; Restrooms: Two ADA-compliant bathrooms, one with shower; Kitchen & Break Area: Full eat-in kitchen and designated staff space; Storage: Defined, lockable storage room + small garage; Reception & Office: Welcoming front reception and private office -Workspaces: Multiple large rooms and open work areas for flexible use;. Meeting Room: Ideal for team collaboration or client presentations: Easy access off of Custer Ave. Ideal For Professional offices (real estate, insurance, design)â€¢ Retail showroom or specialty store â€¢ Health & wellness services â€¢ Creative studios or maker spaces â€¢ Training centers or community organizations: Minutes to banks, restaurants, shopping, and Interstate 90

Built in 1973



Essential Information

MLS® #	30058510
Price	\$20
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	3,874
Acres	0.70
Year Built	1973
Type	Commercial Lease
Sub-Type	Building/Land
Status	Active

Community Information

Address	3310 Mchugh Lane
Subdivision	COTTONWOOD BUSINESS PARK
City	Helena
County	Lewis and Clark
State	MT
Zip Code	59602

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Available
Parking	Additional Parking, On Street
View	Mountain(s), Valley

Interior

Interior	Concrete, CRI Green Label Plus Certified Carpet, Ceramic Tile
Heating	Forced Air, Gas
Cooling	Central Air

Exterior

Roof	Asphalt
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Additional Information

Date Listed	October 9th, 2025
Zoning	Business