

\$3,500,000 - 3210 Canyon Ferry Road 1, East Helena

MLS® #30060174

\$3,500,000

Bedroom, Bathroom, 16,956 sqft
Commercial Sale on 2.00 Acres

N/A, East Helena, MT

Are you looking to expand your current business or create a new one, here's your chance with 16,900 combined square feet among 3 buildings situated on 2 acres, the perimeter is fenced and gated. Built from 2021-2023, all the structures are in new condition. Commerical mixed use, Tri plex, commercial condos are leased to tenants, 2 of the units are 2500 sq feet and 1 is over 3000 sq feet, all 3 have been built out to support the current tenants needs, well designed with shop, offices, storage and bathrooms in each unit. The office building is well designed with multiple individual office spaces, windows making the workspace bright and inviting. You'll find a conference, 2 bathrooms & reception area. Upstairs is an expansive open meeting/gathering space to entertain clients and staff. The large shop offers 4800 sq feet of workspace. The large shop and office space are currently owner occupied. Real estate only, businesses do not convey.

Built in 2021

Essential Information

MLS® #	30060174
Price	\$3,500,000
Square Footage	16,956
Acres	2.00
Year Built	2021
Type	Commercial Sale



Sub-Type	Triplex
Status	Active

Community Information

Address	3210 Canyon Ferry Road 1
Subdivision	N/A
City	East Helena
County	Lewis and Clark
State	MT
Zip Code	59635

Interior

Heating	Forced Air
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Exterior

Foundation	Poured
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Additional Information

Date Listed	October 23rd, 2025
Zoning	Commercial