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Commercial Property For Sale on ± 1.05 Acres

3210 Euclid/3203 Broadwater Avenue

Helena, Montana

$\pm 6,128$ SF | Former Office Building | ± 1.05 Acres

Exclusively listed by:

Claire Matten, CCIM | SIOR

Claire@SterlingCREadvisors.com

406.360.3102



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Executive Summary

SterlingCRE Advisors is pleased to present 3210 Euclid Avenue in Helena Montana. Located just off Highway 12 (Euclid Avenue), this property caters to a wide range of commercial needs and is an ideal fit for an administrative focused business, office, group care or educational facility. Situated in an area experiencing robust growth, this property benefits from highway accessibility while maintaining a quiet neighborhood feel.

The property includes two buildings on 1.05 well manicured acres. There is ample surface parking with 26 spaces, kitchenette, ADA restroom, shower, private offices and bullpen space.

With new retail development in the works adjacent to the subject property along Euclid, the subject property offers the opportunity to move into one of Helena’s sprawling suburban areas.

Interactive Links

 [Link to Listing](#)

 [Street View](#)

Address	3210 Euclid Ave 3203 Broadwater Ave Helena, MT 59602
Purchase Price	\$699,000 (\$114/SF)
Property Type	Office Building with Shop
Total Building Square Footage	±6,128 SF (2 buildings)
Total Acreage	±1.05 (±45,738 SF)
Parking	Surface (26 Spaces)
Services	Two (2) septic systems; one (1) well
Buildout	Four (4) private offices Three (3) bullpens Reception area Break room IT Room Work shop with 8' grade level door ADA Restroom Kitchenette

3203 Broadwater Ave | 3210 Euclid Ave

\$699,000 (\$114.00/SF)

Building SF	3210 Euclid Ave : ±4,658 SF 3203 Broadwater Ave: ±1,470 SF Total: ±6,128 SF
Geocode	05-1887-22-4-06-18-0000 05-1887-22-4-06-13-0000
Years Built	1999; 2000
Zoning	Urban Residential Mixed Use with an option for Commercial Light Manufacturing (CLM)
Access	Broadwater Ave via Euclid Ave
Services	One (1) Well; two (2) septic
Taxes	\$7,342.52 (2025) \$2,142.51 (2025) Total: \$9,485.03 (2025)
Parking	25 surface parking spaces
Traffic Count	±10,405 VPD (2023 AADT) - Euclid

Interstate Proximity

±5.2 Miles (Interstate-15)





Accessible from Highway 12 with close proximity to Fort Harrison VA Hospital



Equipped with two septic systems and a private well



Currently set up as an office administration building



Ample parking and an 8' grade level door



Commercial Light Manufacturing Zoning

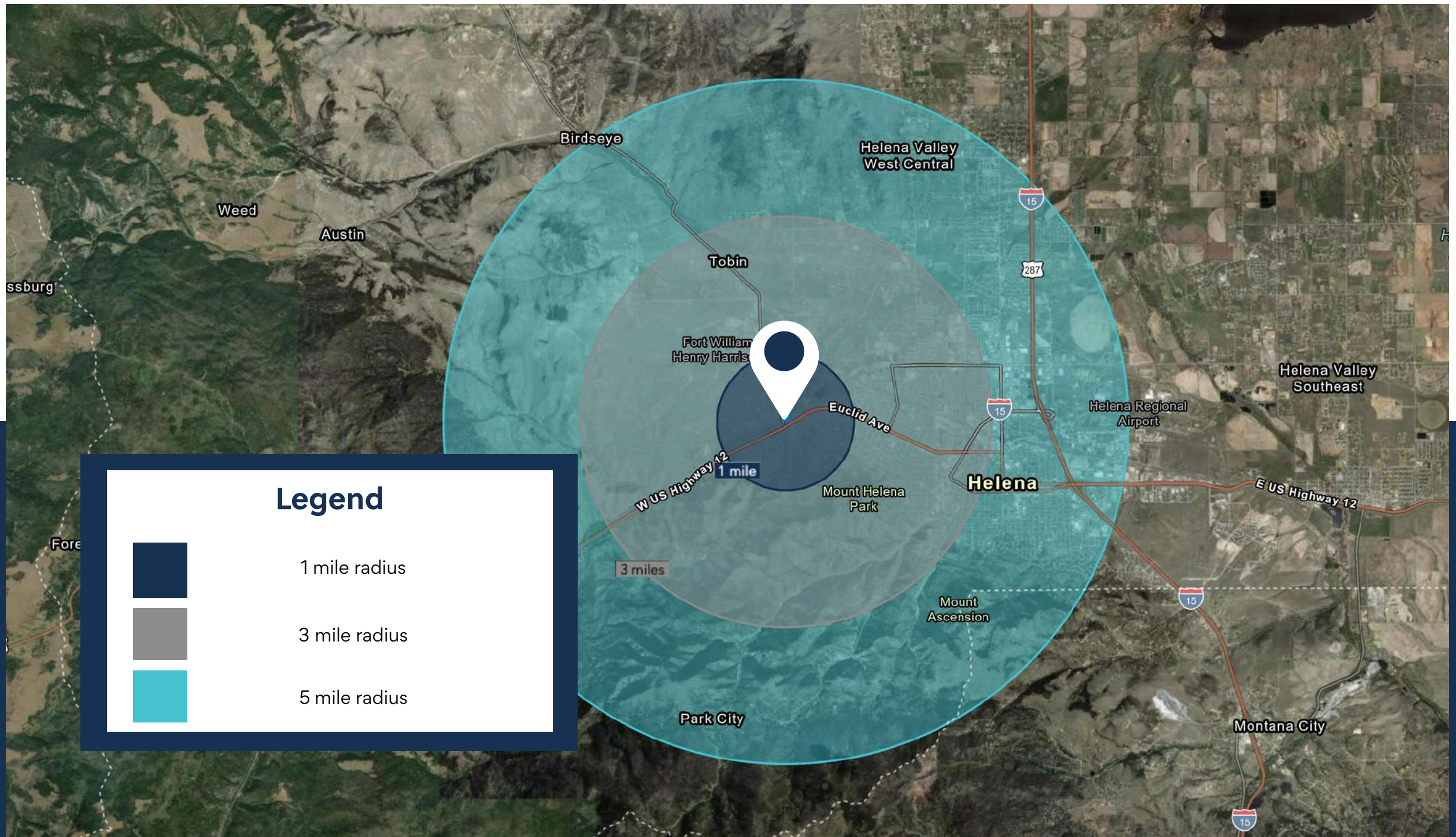
An aerial photograph of a town nestled at the base of large, forested mountains. In the foreground, a large, rectangular green field is enclosed by a white fence. To the left of the field are several white and blue industrial buildings and a parking lot. To the right, there are more residential and commercial buildings, including a red storage unit and a white trailer. The town extends up the hillsides, with houses and small businesses scattered across the landscape. The mountains in the background are covered in dense evergreen forests, with some rocky peaks visible. The sky is overcast with soft, grey clouds.

LOCATION



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KEY FACTS

3 miles

19,471

Population



Median Age



Average Household Size

\$69,879

Median Household
Income

4,930

2023 Owner Occupied
Housing Units (Esri)

4,219

2023 Renter Occupied Housing
Units (Esri)

BUSINESS

3 miles



1,227

Total Businesses



13,107

Total Employees

HOUSING STATS

3 miles



\$407,262

Median Home Value



\$11,458

Average Spent on
Mortgage & Basics



\$868

Median Contract Rent

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (25.3%)

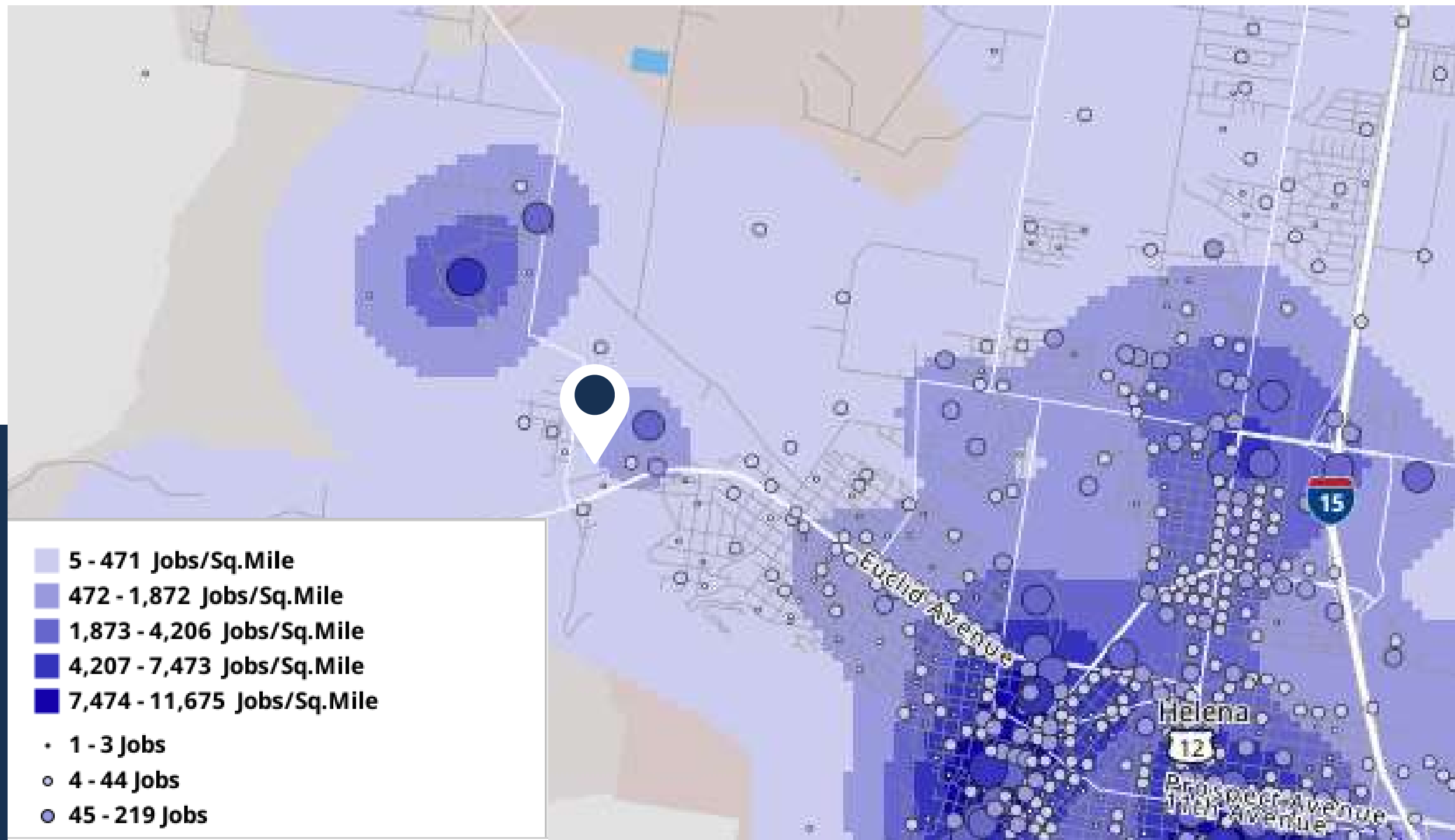
The smallest group: \$25,000 - \$34,999 (4.6%)

3 miles

Indicator ▲	Value	Diff		
<\$15,000	8.5%	+1.5%		
\$15,000 - \$24,999	5.9%	+0.8%		
\$25,000 - \$34,999	4.6%	+0.3%		
\$35,000 - \$49,999	9.4%	+0.2%		
\$50,000 - \$74,999	25.3%	+1.1%		
\$75,000 - \$99,999	11.3%	-1.7%		
\$100,000 - \$149,999	17.6%	-2.4%		
\$150,000 - \$199,999	7.2%	-0.6%		
\$200,000+	10.2%	+0.8%		

Bars show deviation from Lewis and Clark County

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	1,703	19,471	40,305	2022 Per Capita Income	\$64,411	\$48,067	\$47,589
2022 Household Population	1,698	18,672	39,192	2022 Median Household Income	\$109,596	\$69,879	\$71,883
2022 Family Population	1,323	12,856	28,367	2022 Average Household Income	\$145,632	\$102,855	\$104,804
2027 Total Population	1,804	20,310	41,887	2027 Per Capita Income	\$73,605	\$54,709	\$54,369
2027 Household Population	1,799	19,511	40,774	2027 Median Household Income	\$120,590	\$76,196	\$78,942
2027 Family Population	1,395	13,375	29,374	2027 Average Household Income	\$163,979	\$115,463	\$118,291



Area Employment Heat Map



PROPERTY DETAILS



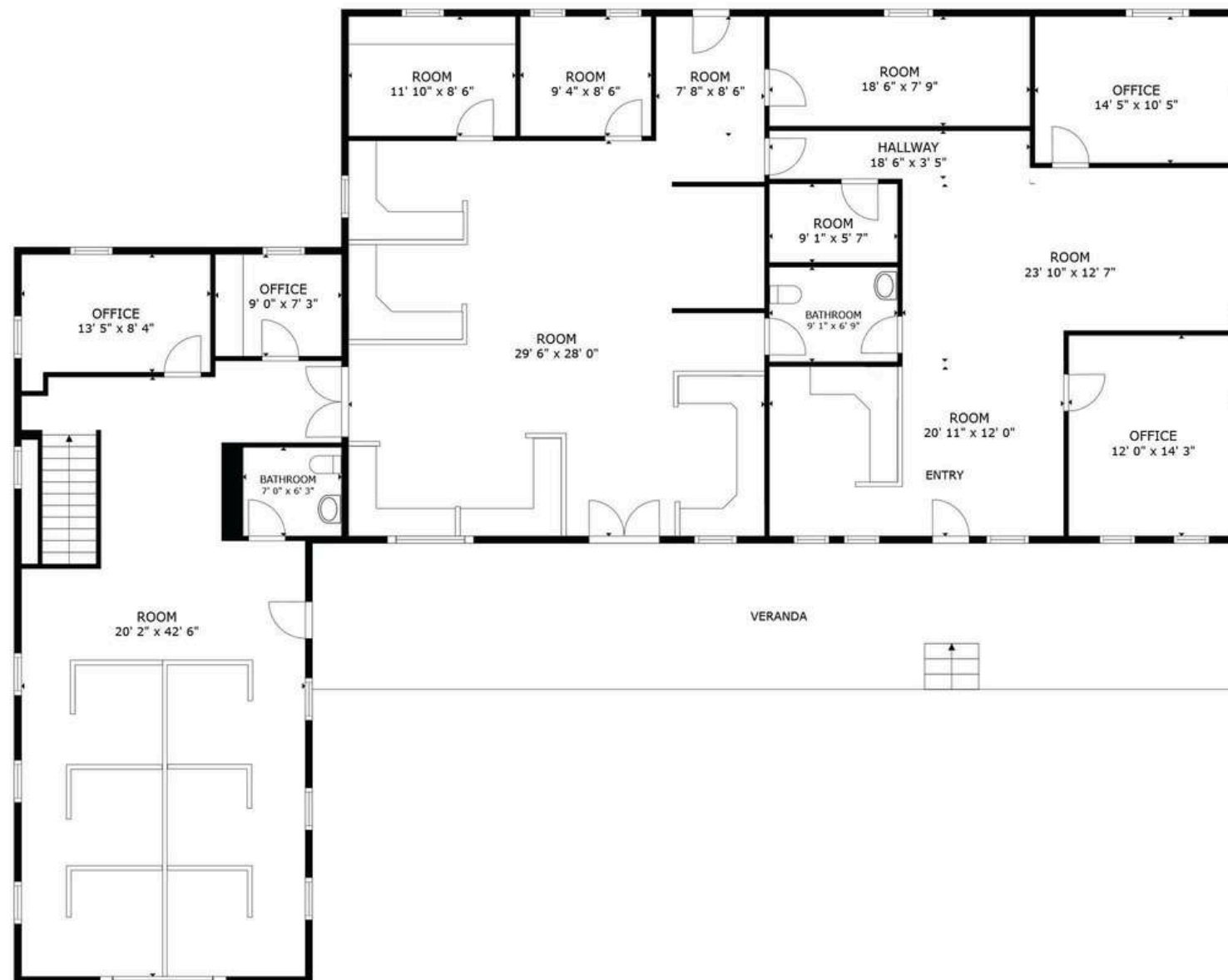
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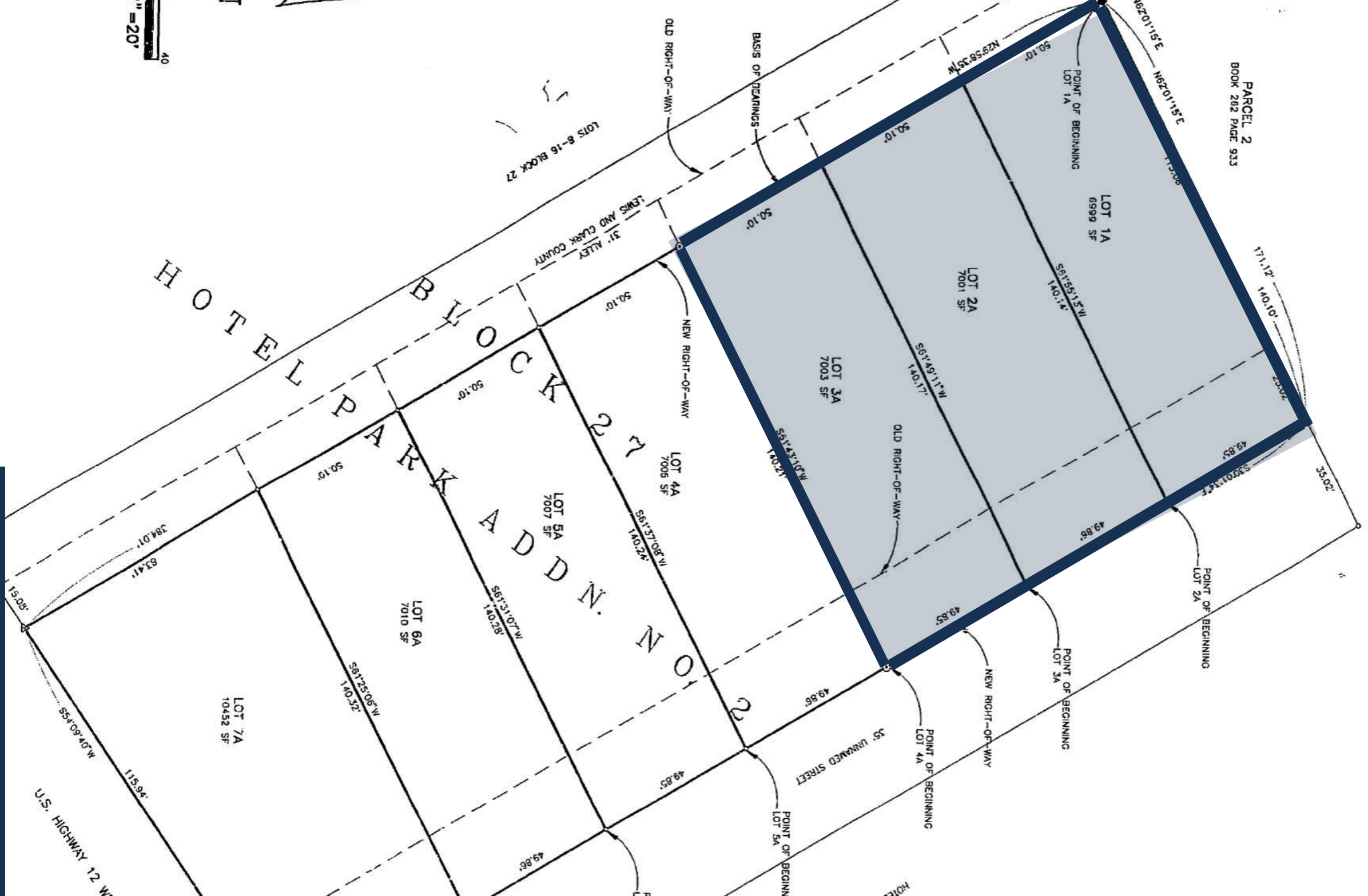


FLOOR 1



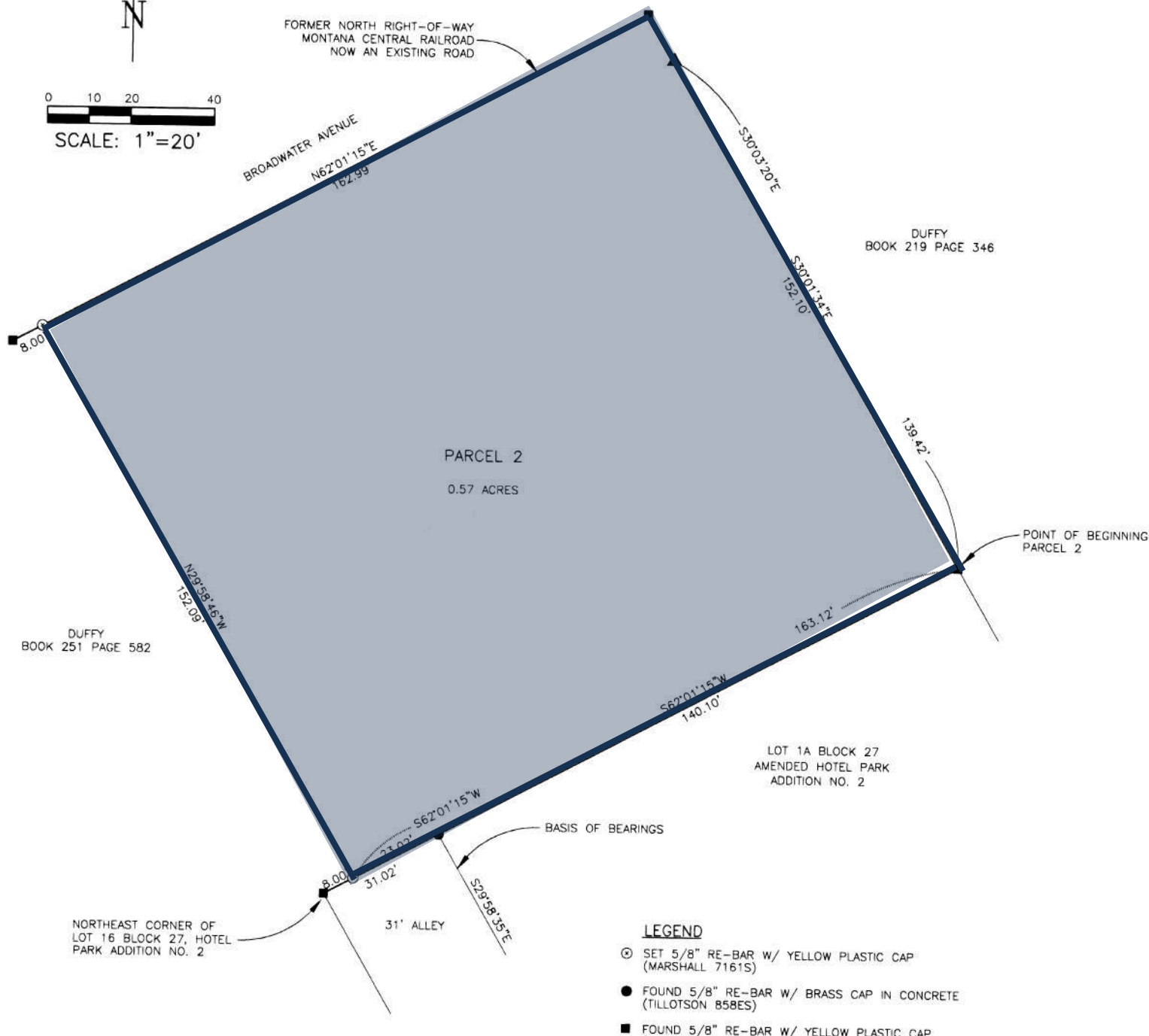
FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 617 sq.ft. FLOOR 2 3,417 sq.ft.
 TOTAL : 4,035 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



SECTION 22, TOWNSHIP 10 NORTH, RANGE 4 WEST, P.M.M.,
LEWIS AND CLARK COUNTY, MONTANA
(OLD DEED REFERENCE: BOOK 262, PAGE 933)
CORRECTED DEED IN BOOK _____ PAGE _____

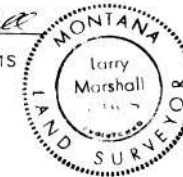
25 58



SURVEYORS CERTIFICATION

I, Larry Marshall, of Helena, Montana, a Registered Land Surveyor, do hereby certify that this plot is a true representation of a survey performed under my direct supervision.

Larry Marshall
Larry Marshall
Montana Registration No. 7161S



SURVEYED FOR: GARY DAVIS

PROPERTY OWNER: KRAUSE

PURPOSE OF SURVEY

To retrace Parcel 2 of corrected deed in book _____ page _____ which is a tract of land in the E 1/2 SE 1/4 of Section 22, Township 10 North, Range 4 West, Lewis and Clark County, Montana. (Old deed reference Book 262, Page 933)

SURVEYORS NOTE

There was a conflict in deeds which resulted in an eight foot overlap. The deed filed with this C.O.S. corrects the conflict.

BASIS OF BEARINGS

Found monuments along the east side of the alley in Block 27 of Hotel Park Addition No. 2, being N29°58'35"W as per C.O.S. No. 494255/T.

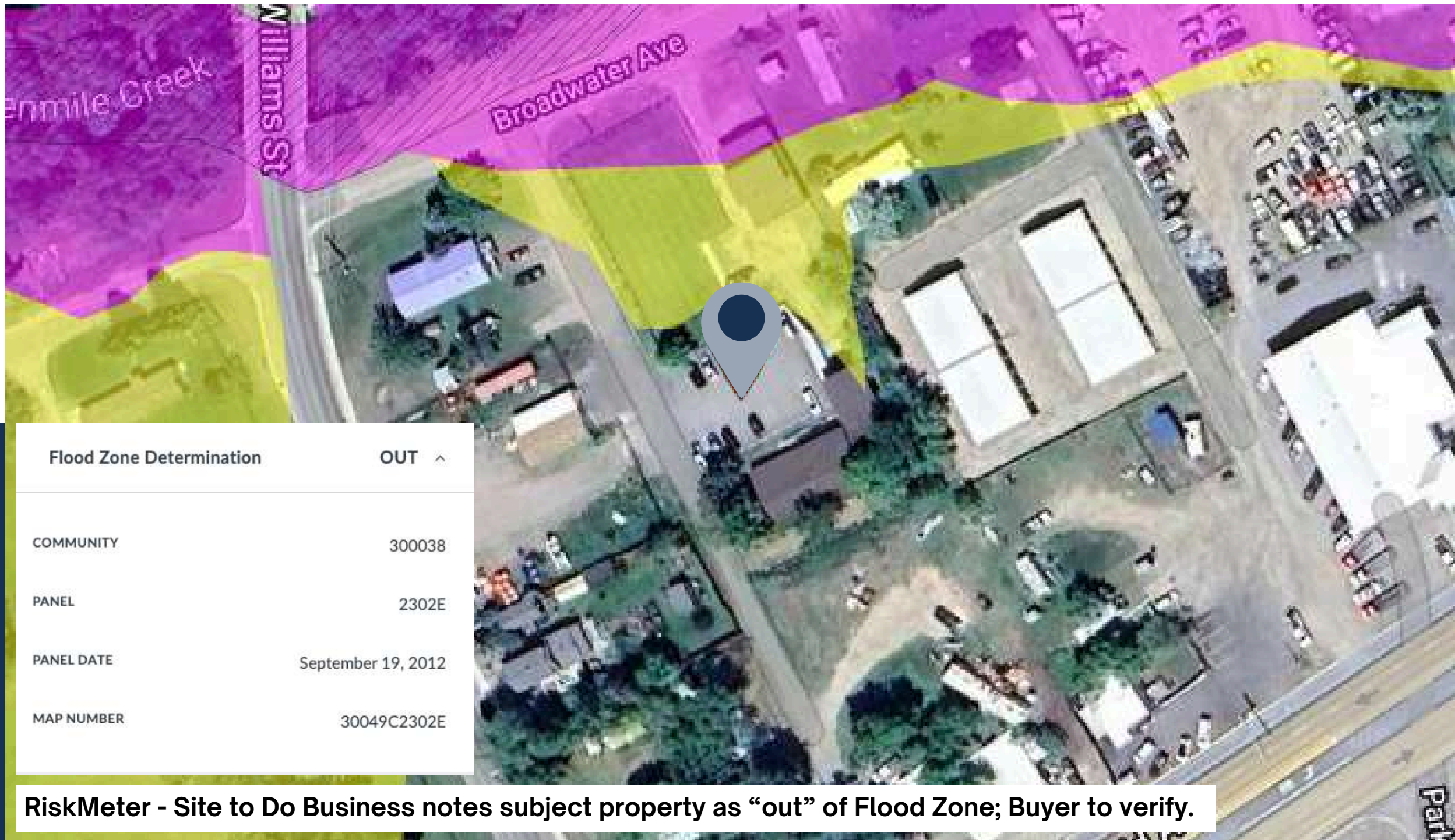
LEGAL DESCRIPTION

PARCEL 2

A tract of land in the E1/2 SE1/4 of Section 22, Township 10 North, Range 4 West, P.M.M. in Lewis and Clark County, Montana, more particularly described as follows: Beginning at the northeast corner of Lot 1A, Block 27 amended Hotel Park Addition No. 2; thence S62°01'15"W 163.12 feet; thence N29°58'46"W, 152.09 feet; thence N62°01'15"E, 162.99 feet; thence S30°01'34"E, 152.10 feet to the Point of Beginning; Containing 0.57 acres.

LEGEND

- ⊙ SET 5/8" RE-BAR W/ YELLOW PLASTIC CAP (MARSHALL 7161S)
- FOUND 5/8" RE-BAR W/ BRASS CAP IN CONCRETE (TILLOTSON 858ES)
- FOUND 5/8" RE-BAR W/ YELLOW PLASTIC CAP



RiskMeter - Site to Do Business notes subject property as “out” of Flood Zone; Buyer to verify.



RiskMeter - Site to Do Business notes subject property as “out” of Flood Zone; Buyer to verify.

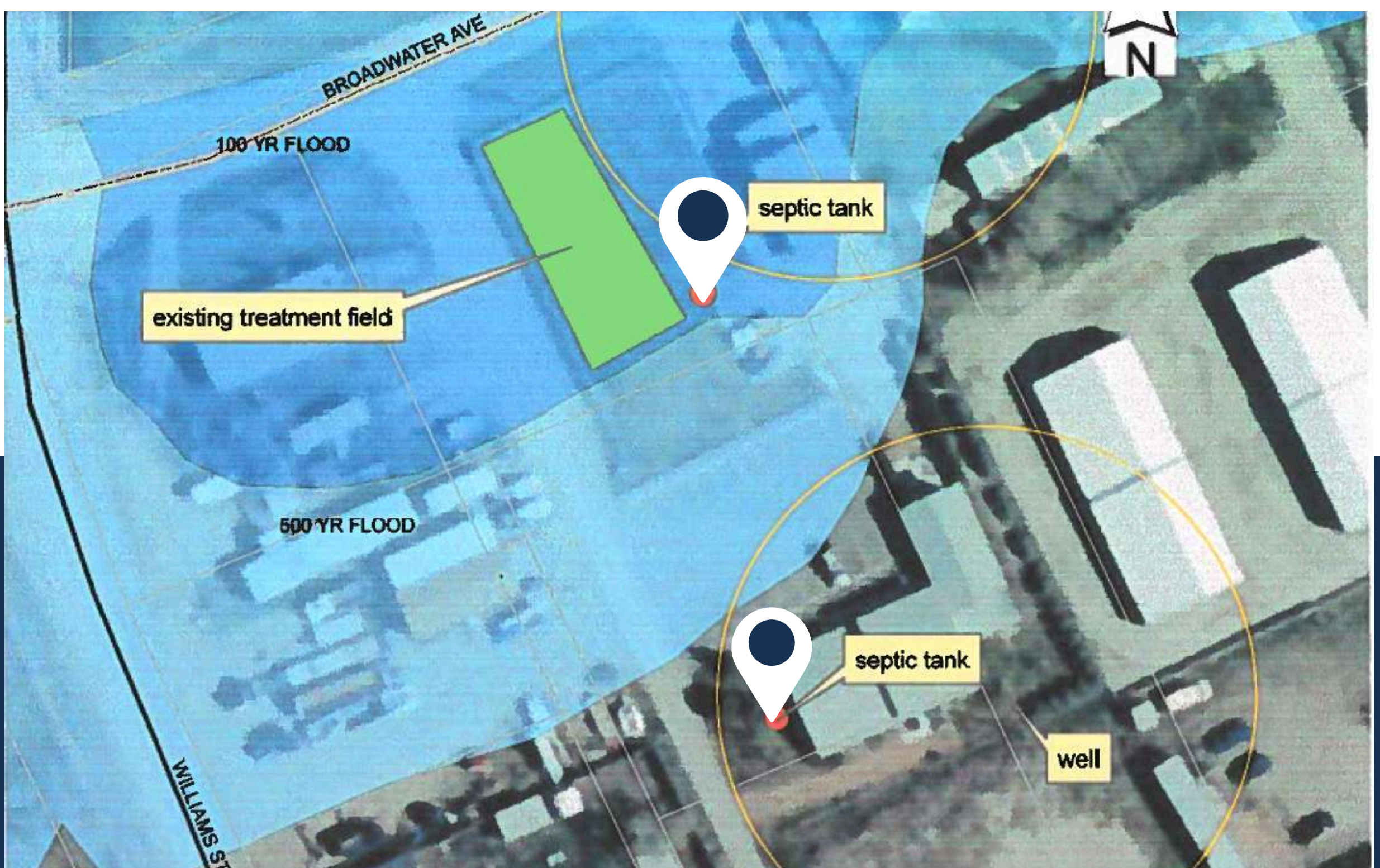


Zoning Documents

Google Earth

Image © 2024, Airbus

Zoning



Utilities Map



Brokerage Advisor & Team



CLAIRE MATTEN, CCIM | SIOR
Commercial Real Estate Advisor

Claire has a long record of successfully guiding local, national, and multi-national clients with their commercial real estate acquisitions, lease obligations, asset reposition and dispositions. Claire specializes in industrial investment, commercial office, and self-storage properties.



JOE TREDIK
Leasing Specialist

Joe brings a personal understanding of the local market, its trends, and its unique opportunities to the Sterling Team. He leverages his accounting background and leasing experience to provide clients with detailed financial analysis and strategic insights that enable clients to make well informed leasing decisions.



SIERRA PIERCE
Transaction Coordinator

Sierra has a sharp eye for detail with a background in client service and project coordination. With experience in marketing, small business ownership, and healthcare administration, Sierra has spent her career managing logistics, building strong relationships, and ensuring no task falls through the cracks.

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