



**COLDWELL
BANKER
COMMERCIAL**

CBS

SALE / LEASE

**1300 PROSPECT AVE.
HELENA, MT 59601**

AVAILABLE SPACE

1,672 SF Building on a 15,000 SF Lot

FOR SALE OR LEASE

\$895,000

\$36/SF (NNN)

CBCMONTANA.COM



PRIME RETAIL SPACE

Brian Williams
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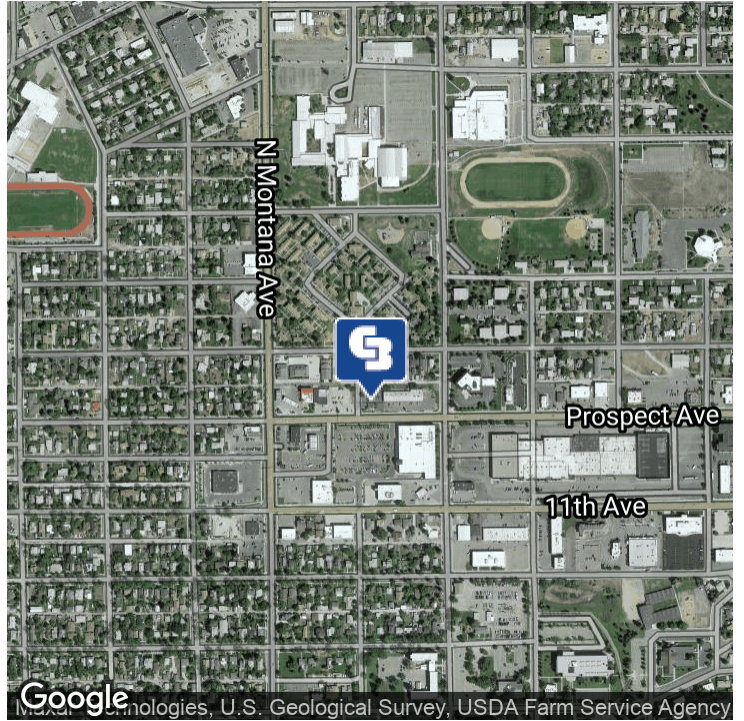
**COLDWELL BANKER COMMERCIAL
CBS**
1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



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1300 PROSPECT AVE.

Helena, MT 59601



OFFERING SUMMARY

Sale Price: \$895,000

Available SF: 1,672 SF

Lease Rate: \$36.00 SF/yr (NNN)

Lot Size: 15,000 SF

Year Built: 1989

Renovated: 2003

Zoning: B-2 General Commercial

PROPERTY HIGHLIGHTS

Single Tenant Retail Space Available

Great Signage & Visibility on One of the Busiest Streets in Helena

9,500 Vehicles Per Day

Great Drive-Thru Capabilities

Tenant Improvement Allowance Available for Qualified Tenants

Previously Occupied by Starbucks

Available July 1, 2021

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Brian Williams | 406.930.1750 | brian@cbcmontana.com
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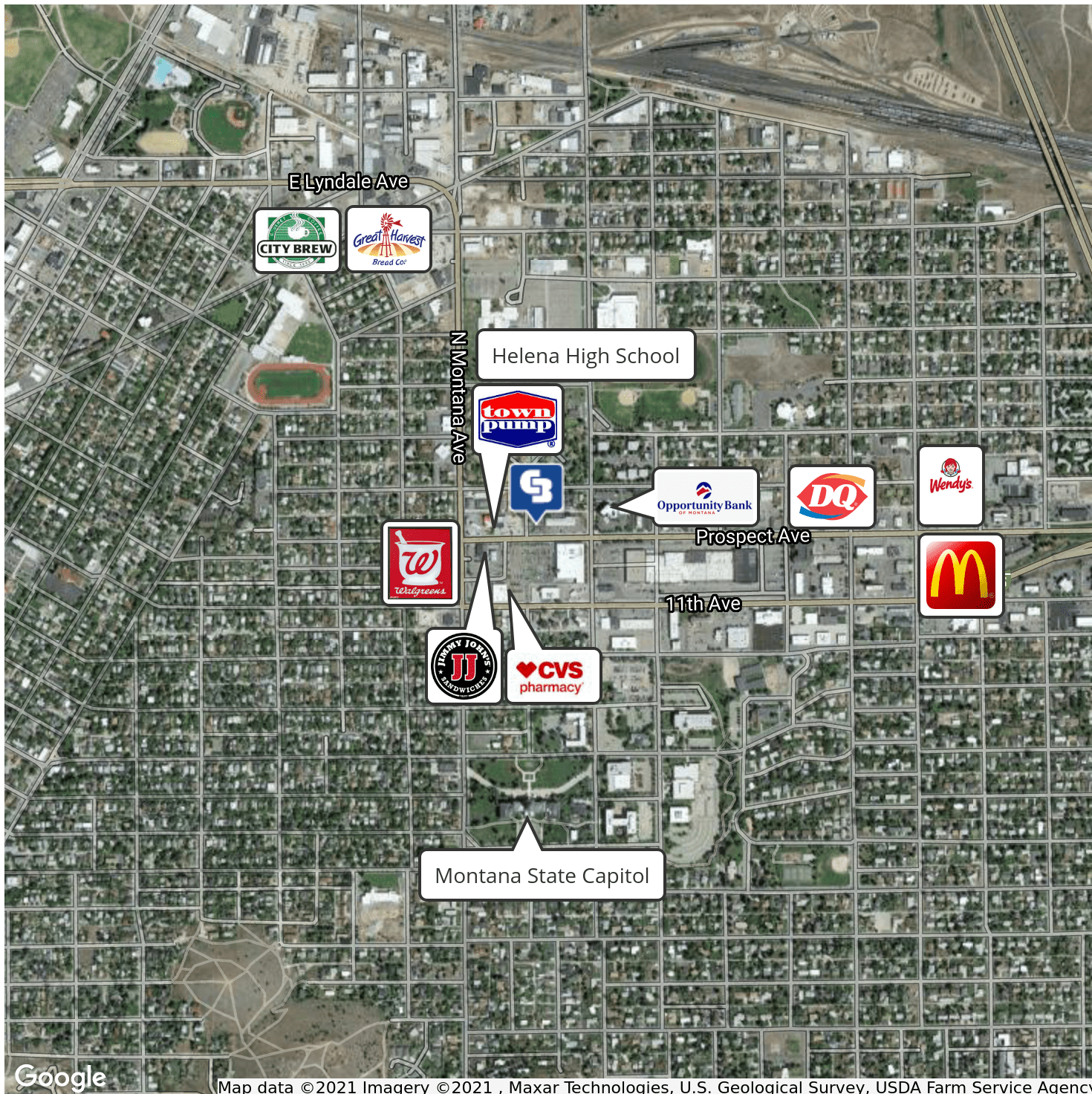
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