



**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

\$875,000

\$36/SF (NNN)



## PRIME RETAIL SPACE

Brian Williams  
406 930 1750  
brian@cbcmontana.com

Kyle Schlichenmayer  
406 698 1899  
kyle@cbcmontana.com

David Mitchell  
406 794 3404  
d@cbcmontana.com

CBCMONTANA.COM

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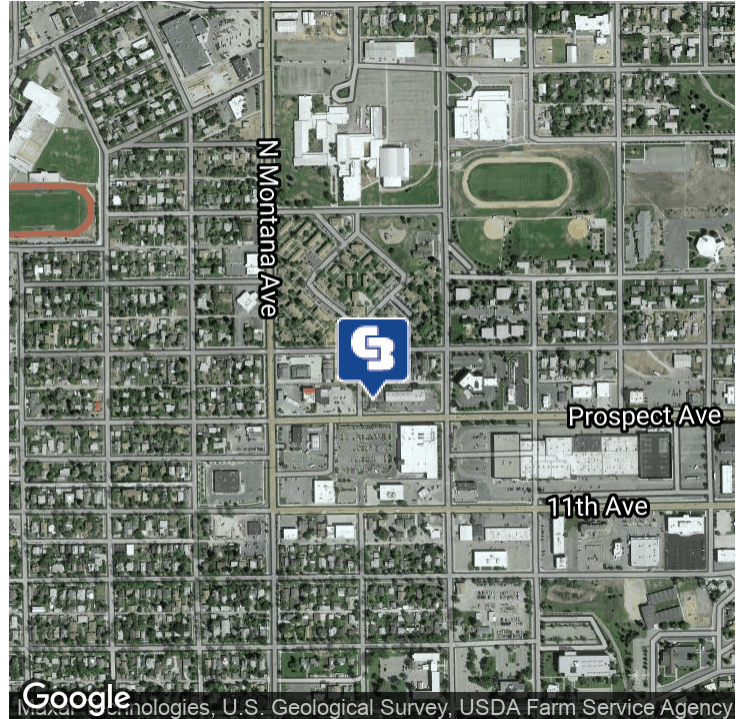
**COLDWELL BANKER COMMERCIAL  
CBS**  
1215 24th Street, Suite 240, Billings, MT 59102  
406.656.2001



SALE /  
LEASE

# 1300 PROSPECT AVE.

Helena, MT 59601



## OFFERING SUMMARY

Sale Price:	\$875,000
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

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Brian Williams | 406.930.1750 | brian@cbcmontana.com  
 Kyle Schlichenmayer | 406.698.1899 | kyle@cbcmontana.com  
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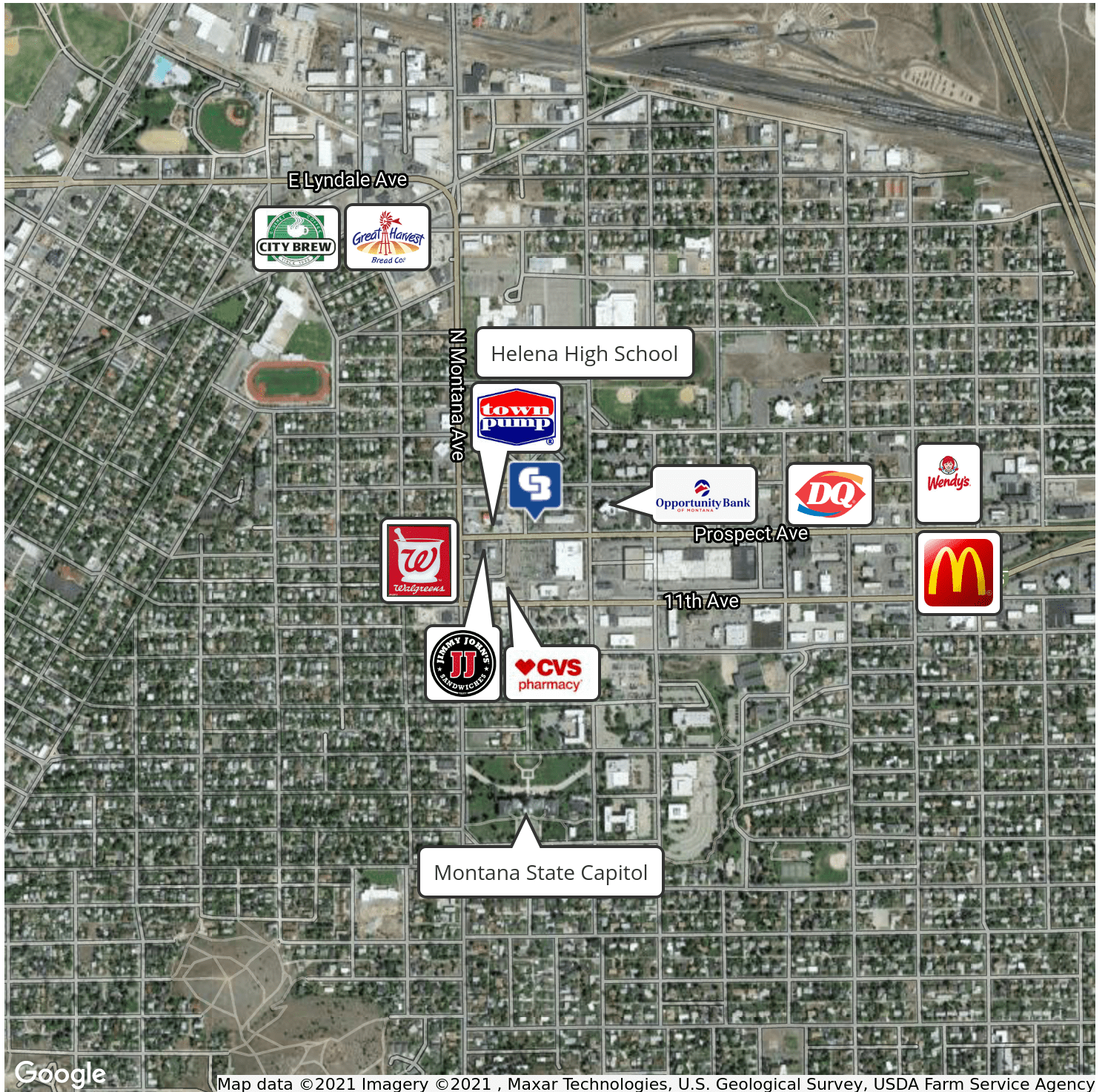
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