



2721 Wylie Drive 1-8, East Helena, MT 59635

\$2,700,000

2721 Wylie Drive 1-8

Mixed Use | 16,000 SqFt



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Listing Added: Yesterday

Listing Updated: Today

CENTURY 21
Heritage

Details

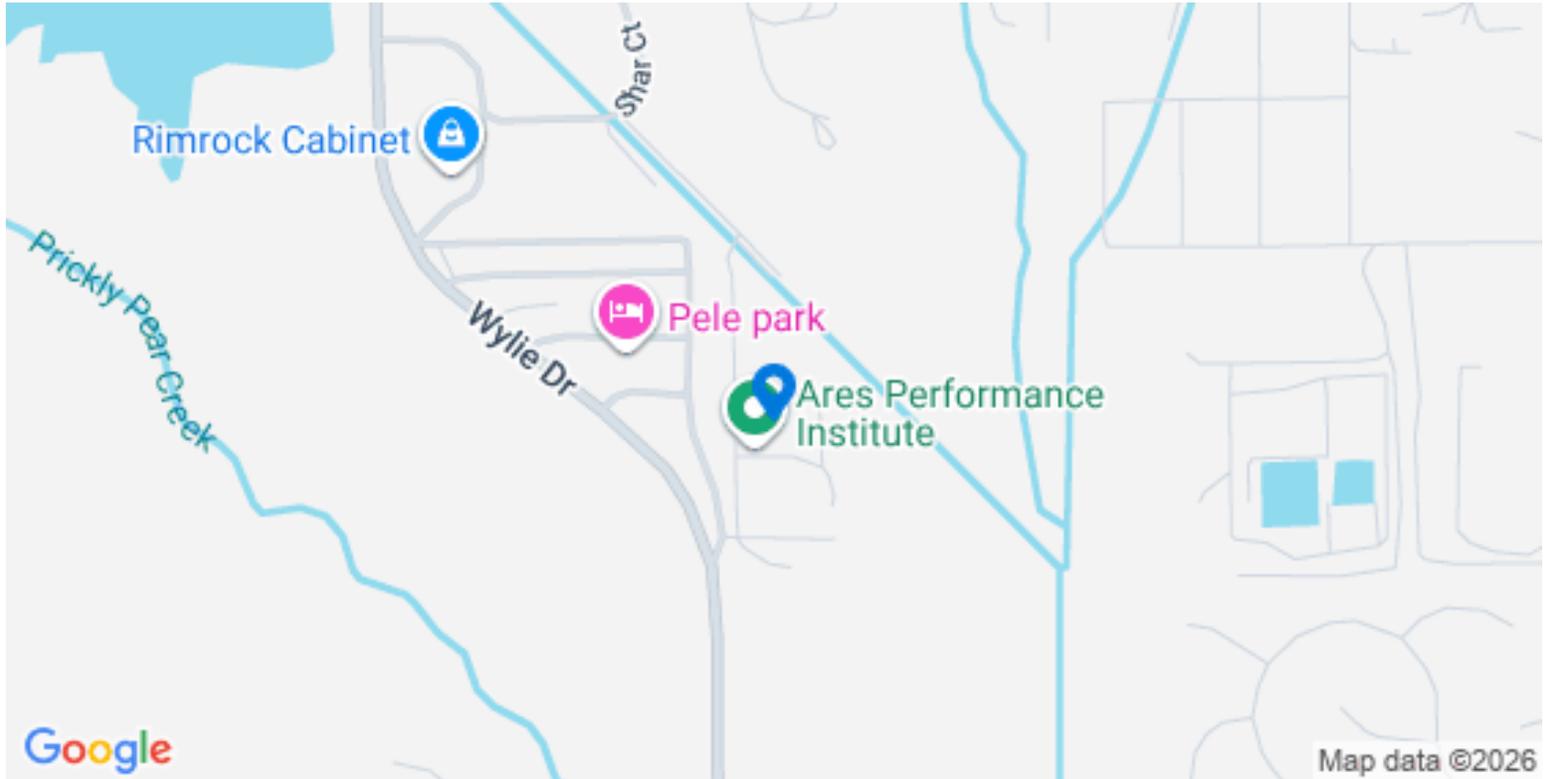
Asking Price	\$2,700,000	Property Type	Mixed Use, Self Storage, Industrial, Land
Sub Type	Commercial	Square Footage	16,000
Units	8	Year Built	2023
Lot Size (acres)	6.73	APN	05188824302220000



Marketing Description

Exceptional investment opportunity featuring two fully leased industrial buildings situated on 2.77 acres, offering immediate income with strong upside potential. The property includes a total of 8 shop units (4 per building), each designed for functionality and durability with metal siding and roofing, 14' overhead doors, and 19' peak heights. Each unit is fully insulated with Corbond, separately metered, and equipped with private restroom, shower, and washer/dryer hookups. The layout and construction allow for a low-maintenance, hands-off investment with reliable cash flow. Included in the sale is an additional 3.96-acre parcel located directly north of the buildings, offering excellent potential for future development, expansion, or additional income-production. This is a rare chance to acquire a turn-key industrial investment with immediate returns and built-in growth opportunity in a central location.

Location (1 Location)

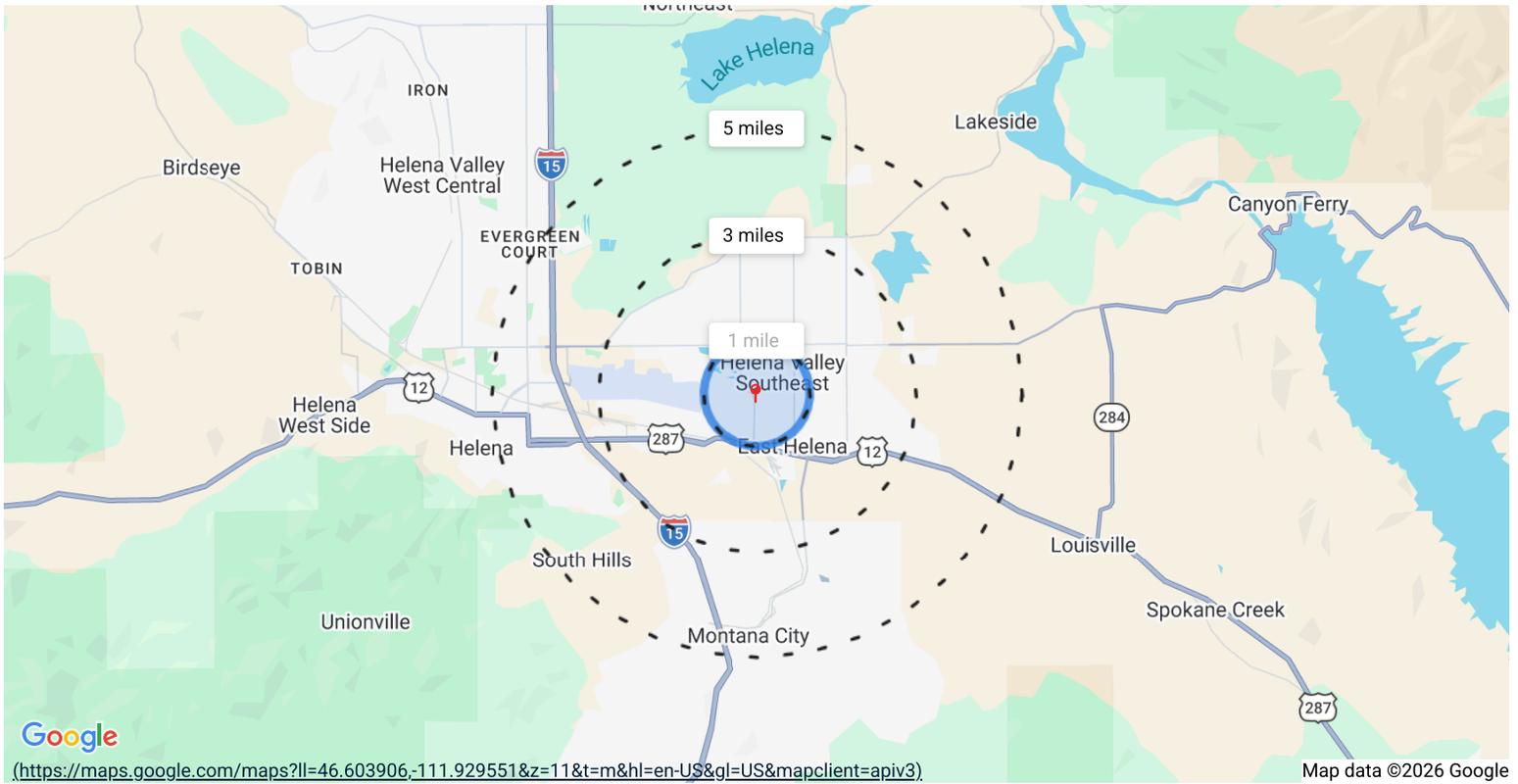


Property Photos (25 photos)





Demographic Insights



1 mile

3 miles

5 miles

Population

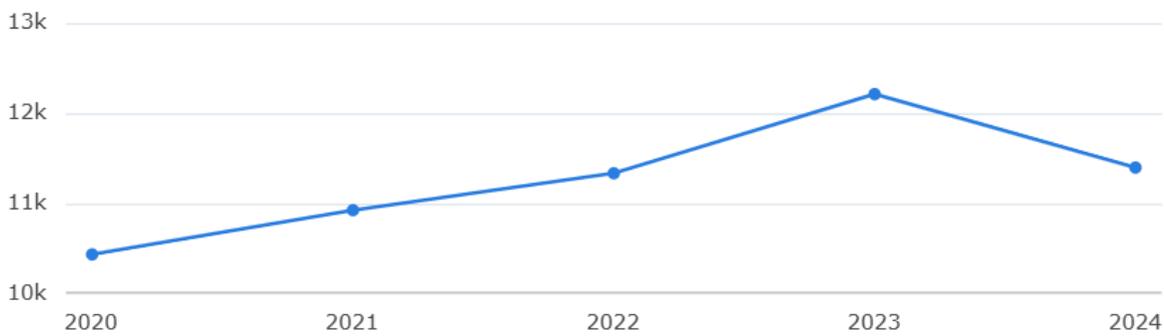
11.4k

↓ 6%

Compared to 12.2k in 2023

↑ 9%

Compared to 10.4k in 2020



Household Income

\$73.6k

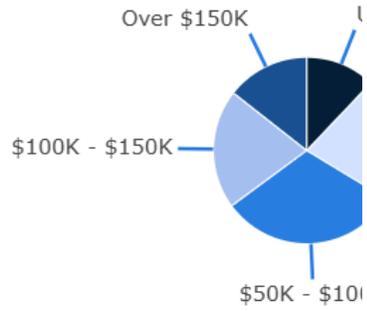
Median Income

\$81.5k

2029 Estimate

↑ **11%**

Growth Rate



Age Demographics

39

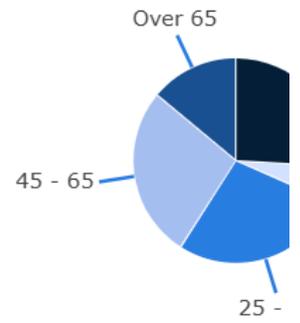
Median Age

41

2029 Estimate

↑ **5%**

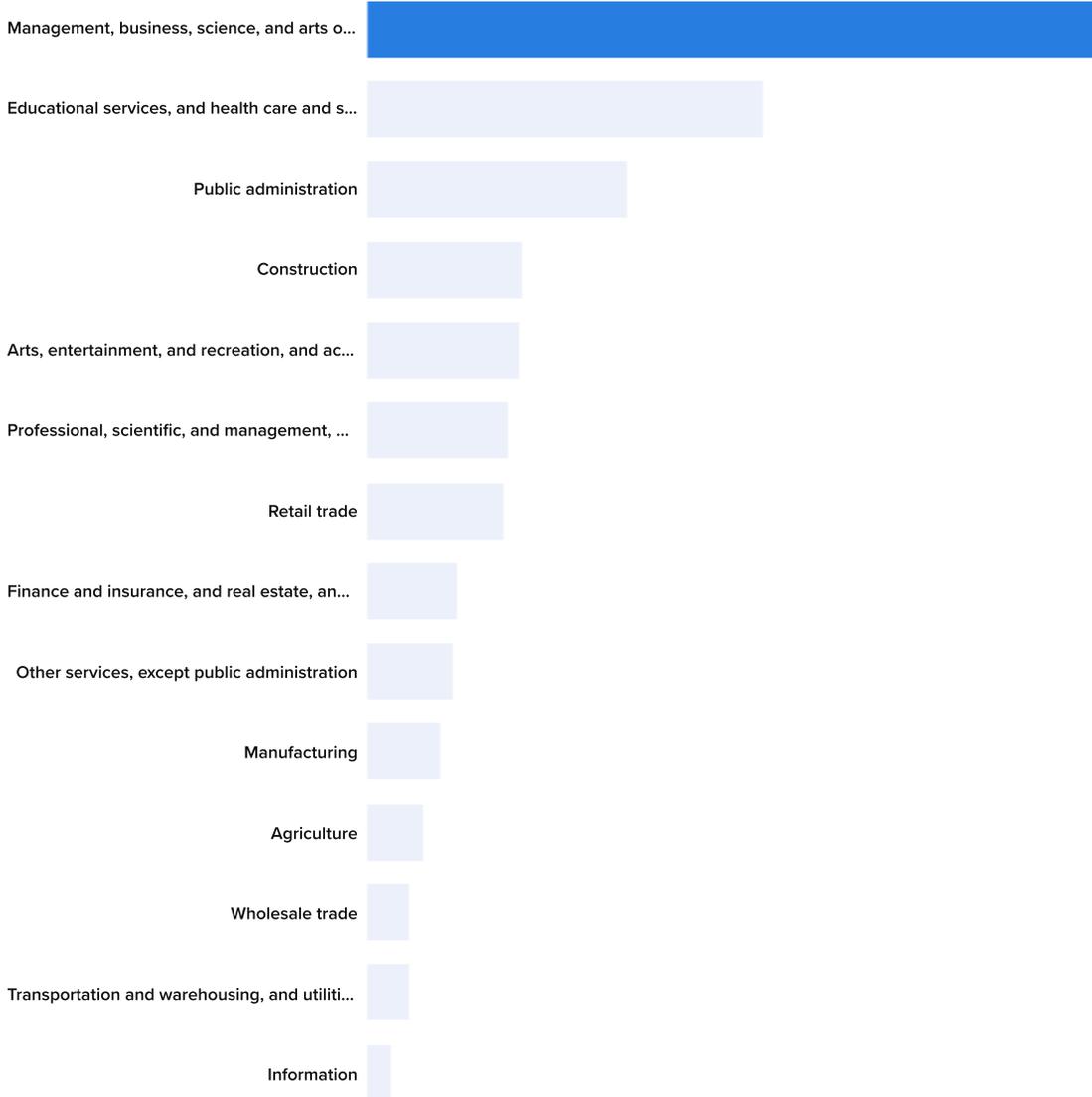
Growth Rate



Number of Employees

9,115

Top Employment Categories



Housing Occupancy Ratio

22:1

38:1 predicted
by 2029



Renter to Homeowner Ratio

1:3

1:3 predicted
by 2029

