



## For Sale or Lease | High-Quality Quick-Service Location in Helena's Core

**1450 PROSPECT AVENUE**  
Helena, Montana  
±3,185 SF | Retail/Restaurant

Exclusively listed by:  
**Connor McMahon**  
[Connor@SterlingCREadvisors.com](mailto:Connor@SterlingCREadvisors.com)  
406.370.6424



**SterlingCRE**  
ADVISORS

## Contents

(click to jump to section)

[Executive Summary](#)

[Interactive Links](#)

[Property Details](#)

[Demographics](#)

[Brokerage Team](#)

[Limiting Conditions](#)

# Opportunity Overview

1450 Prospect Avenue is an opportunity to acquire a fully equipped, drive-thru restaurant in one of Helena's most active and accessible commercial corridors. Located just minutes from Interstate 15, this attractive restaurant sits within a well-established cluster of national retailers, hotels, healthcare facilities, and educational institutions. It is an ideal setting for an operator seeking strong traffic, convenience, and visibility.

Nearby hotels and the newly opened Opportunity Bank Conference Center bring steady traveler and event-based activity. Benefis Healthcare, Helena College, and Helena High School are all located within a half mile, creating a reliable morning and daytime customer base from students, professionals, and families alike. Quick access to the site from both Prospect Avenue and North Sanders Street ensures smooth traffic circulation and accessibility for both dine-in and drive-thru customers.

The building underwent a major renovation in 2020 and presents a modern, light-filled dining space with clean design and quality materials. A new roof was installed in 2023, and the kitchen is fully built out with essential equipment, including hood systems, walk-ins, storage, and prep space. The drive-thru infrastructure is in place and operational, and the site offers ample paved parking for both customers and staff.

Prominent signage opportunities exist through both an existing pylon sign along Prospect Avenue and the building's exterior, making it easy for incoming brands to establish a clear presence. The site spans  $\pm 0.88$  acres, providing functional circulation and parking space.

For operators looking to establish or expand their footprint in Montana's capital city, 1450 Prospect Avenue offers a turnkey solution in a proven retail location with strong infrastructure and market fundamentals.

---

**Address** 1450 Prospect Avenue, Helena Montana

---

**Purchase Price** \$2,000,000

---

**Lease Rate** \$41.44/SF NNN

---

**Property Type** Drive-Thru Restaurant/Retail

---

**Building Size**  $\pm 3,185$  SF

---

**Total Acreage**  $\pm 0.876$  Acres

---

**Price Per Square Foot** \$628/SF

---

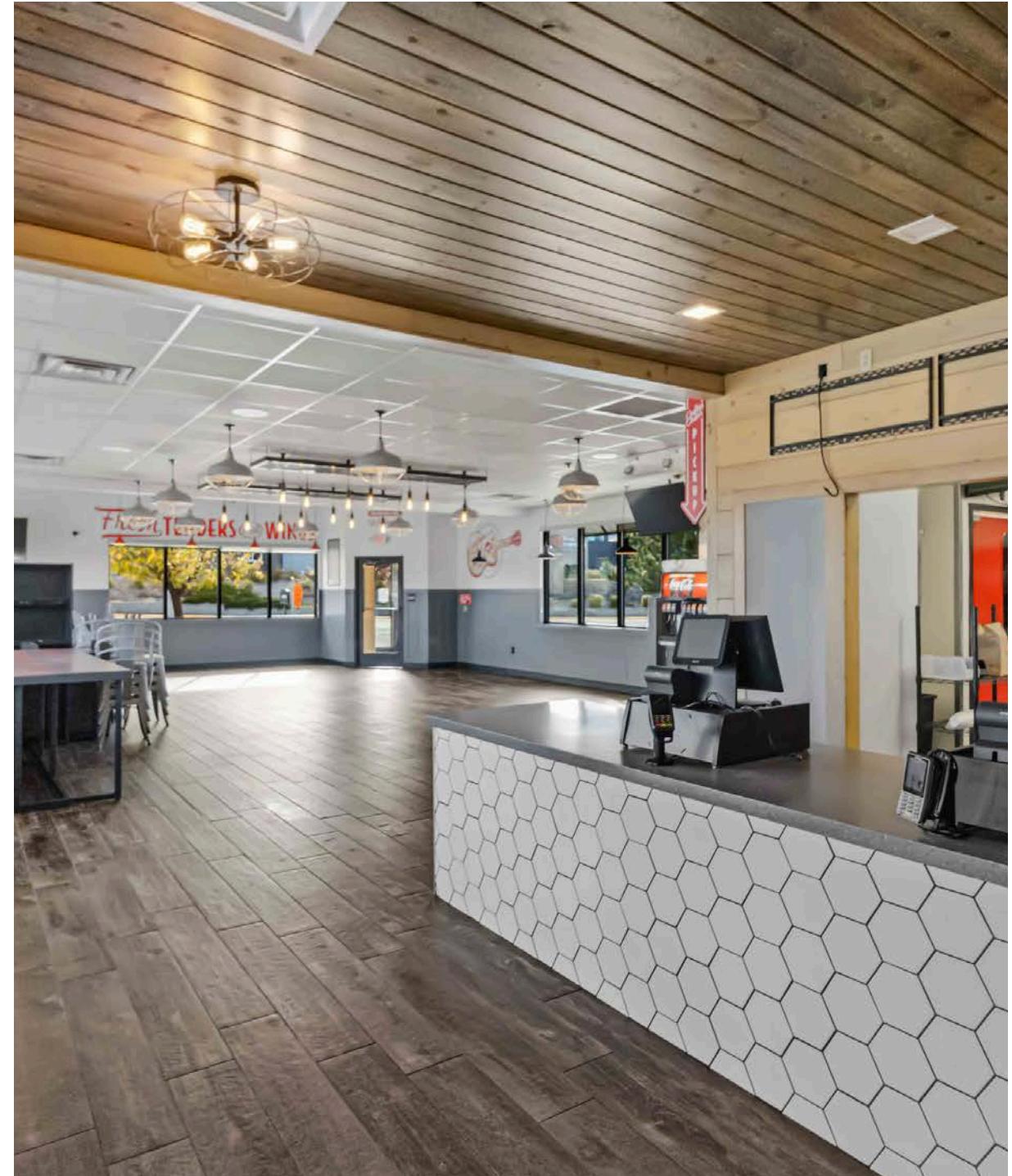
# Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [Video](#)

Note: If there are issues with video launch, you may need to update your PDF software or use the links above



Interactive Links

# 1450 Prospect Avenue

\$2,000,000 | \$41.44/SF NNN

**Building SF**

±3,185 SF

**Geocode**

05-1888-29-3-24-03-0000

**Year Built/Renovated**

2007/2020

**Zoning**

B-2 General Commercial District

**Access**

Prospect Avenue or Sanders Street

**Services**

City of Helena water and sewer

**Taxes**

\$22,084.02 (2024)

**Parking**

Paved surface lot- ±46 Spaces

**Traffic Count**

±11,296 AADT on Prospect

**Interstate Proximity**

± 2 minutes to I-15



Property Details



**High-visibility site less than 2 minutes from the Interstate 15 Interchange in an area dense with hotels and retail uses**



**Modern, well-maintained quick service restaurant layout with ample parking - roof replaced in 2023**



**Includes a well-designed drive-thru lane and window and high-visibility pylon signage**



**Zoned Helena B-2 which allows for a wide variety of retail uses**



**Turnkey condition with minimal renovations needed for a new concept - includes an external grease interceptor, walk-cooler and freezer, and 2 hoods - other non-fixed items may be available**



# LOCATION



SterlingCRE  
ADVISORS



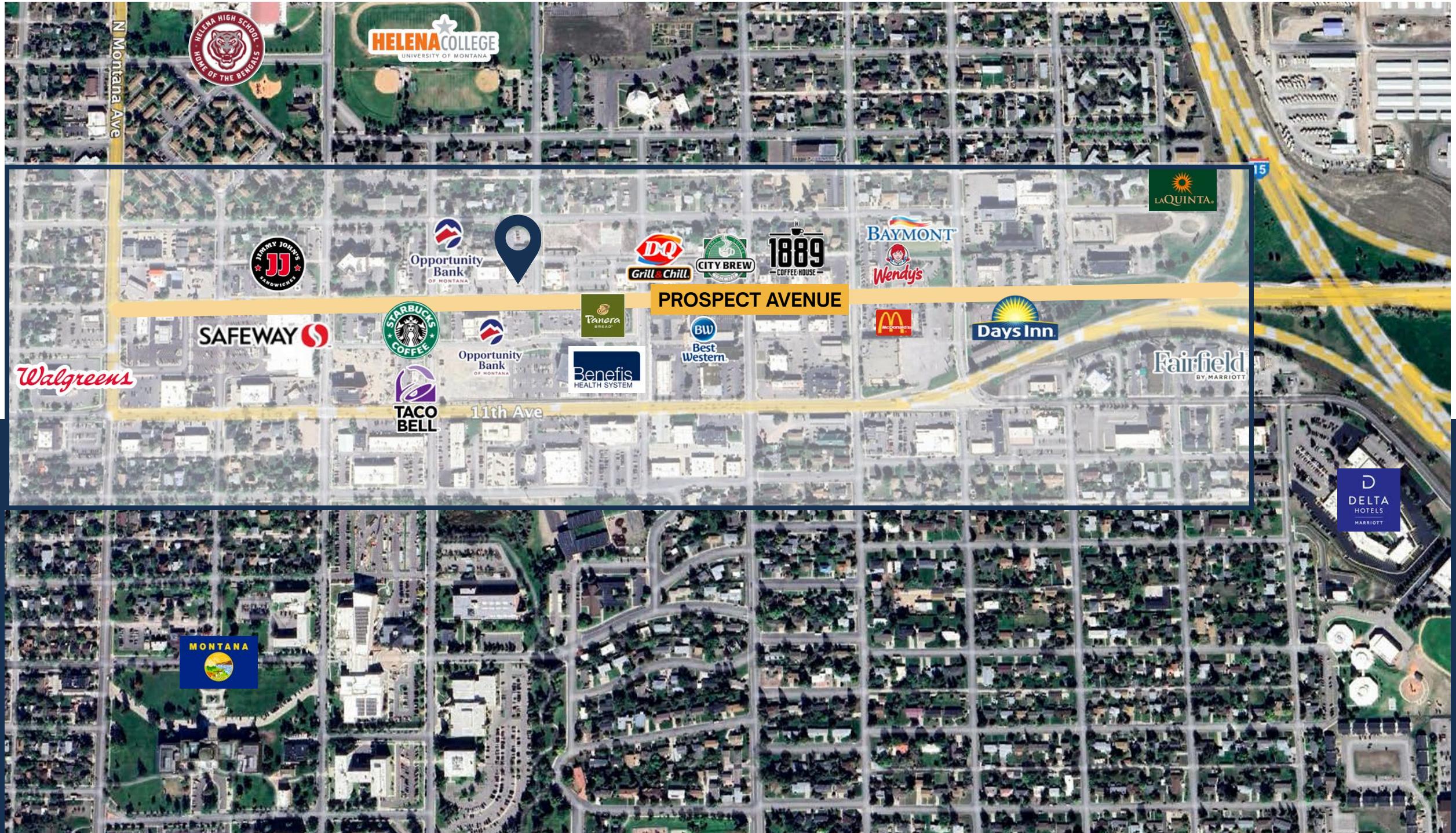
Regional Map



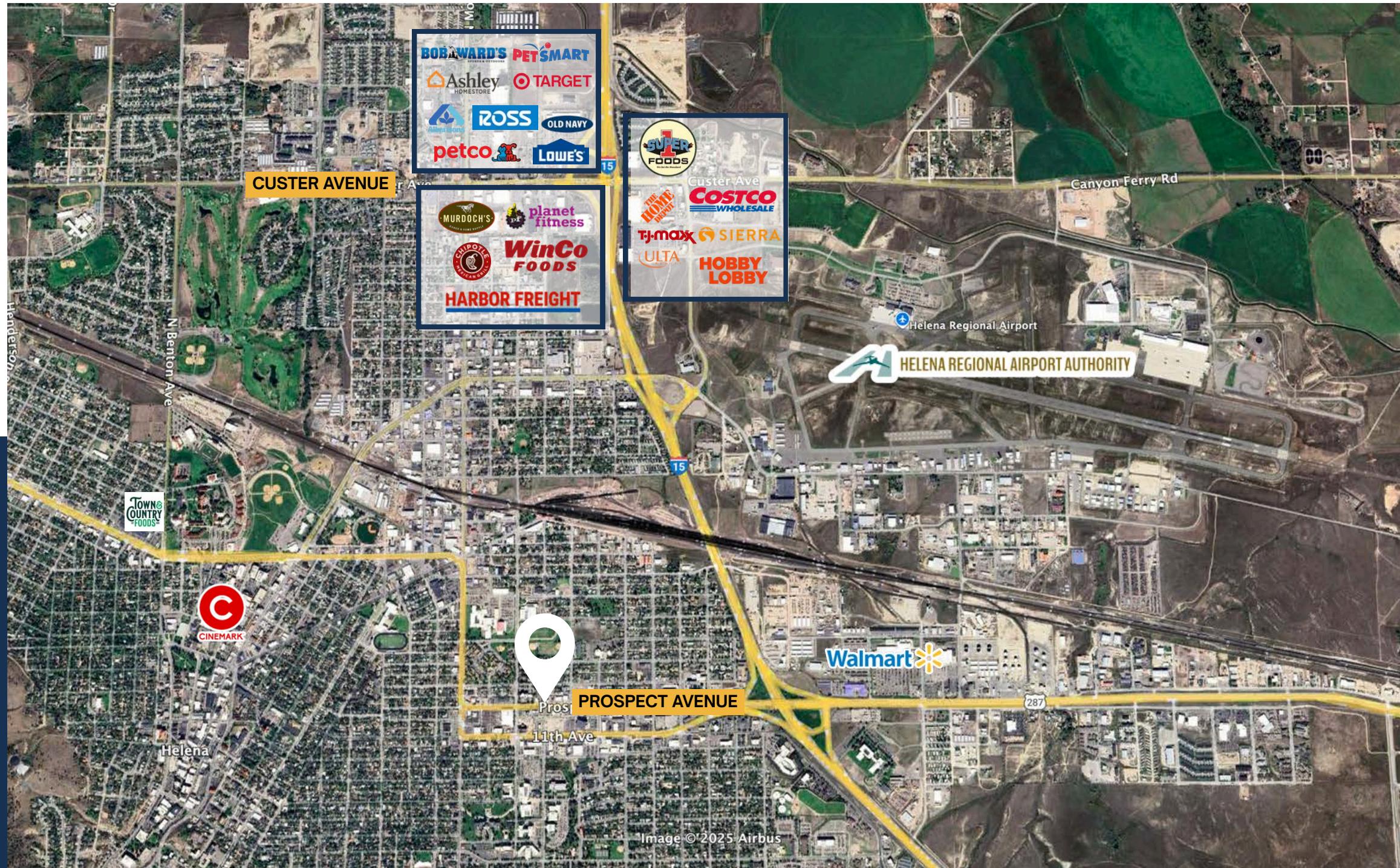
North Sanders Street

Prospect Avenue | ±11,296 AADT

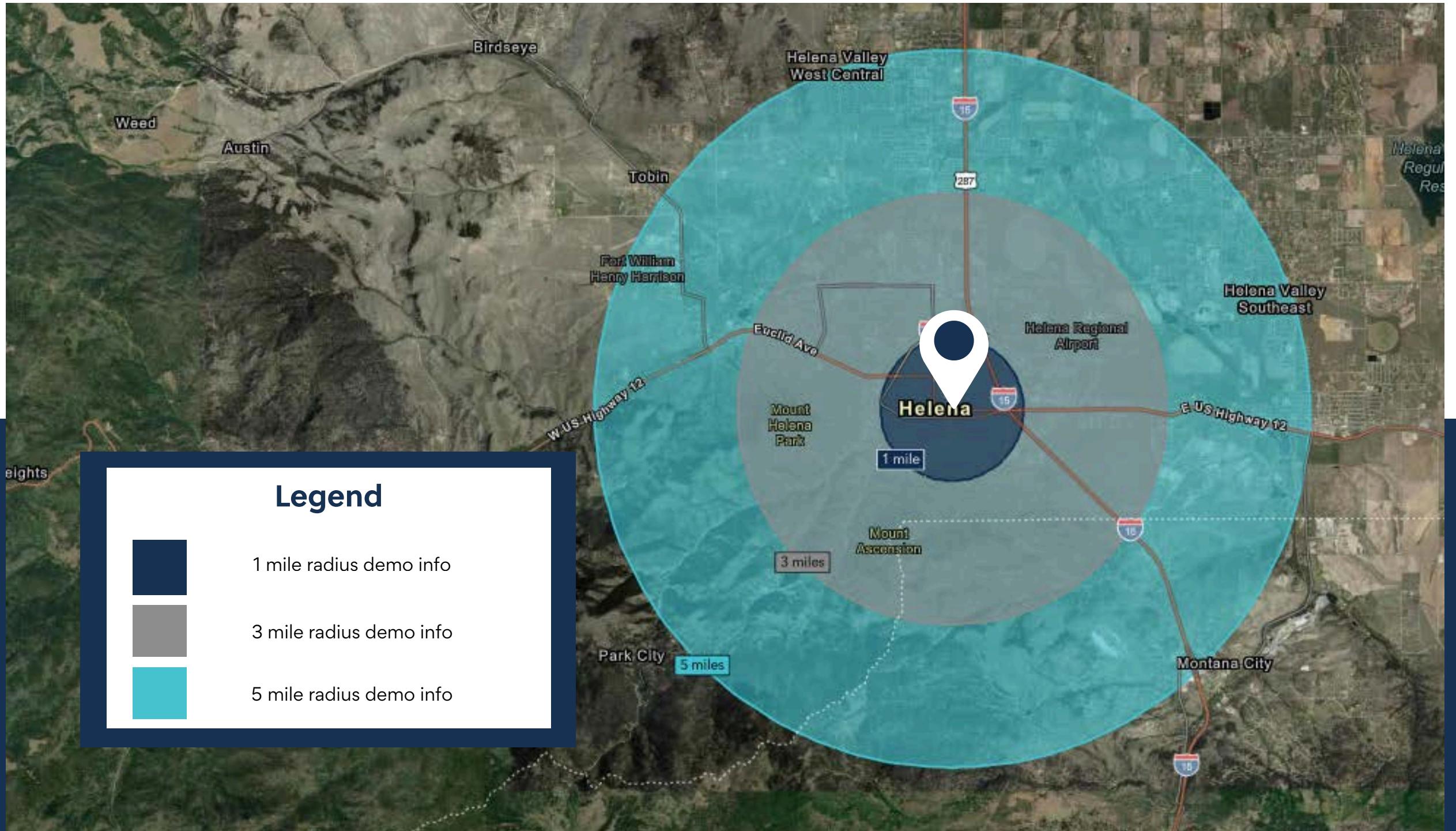
Locator Map

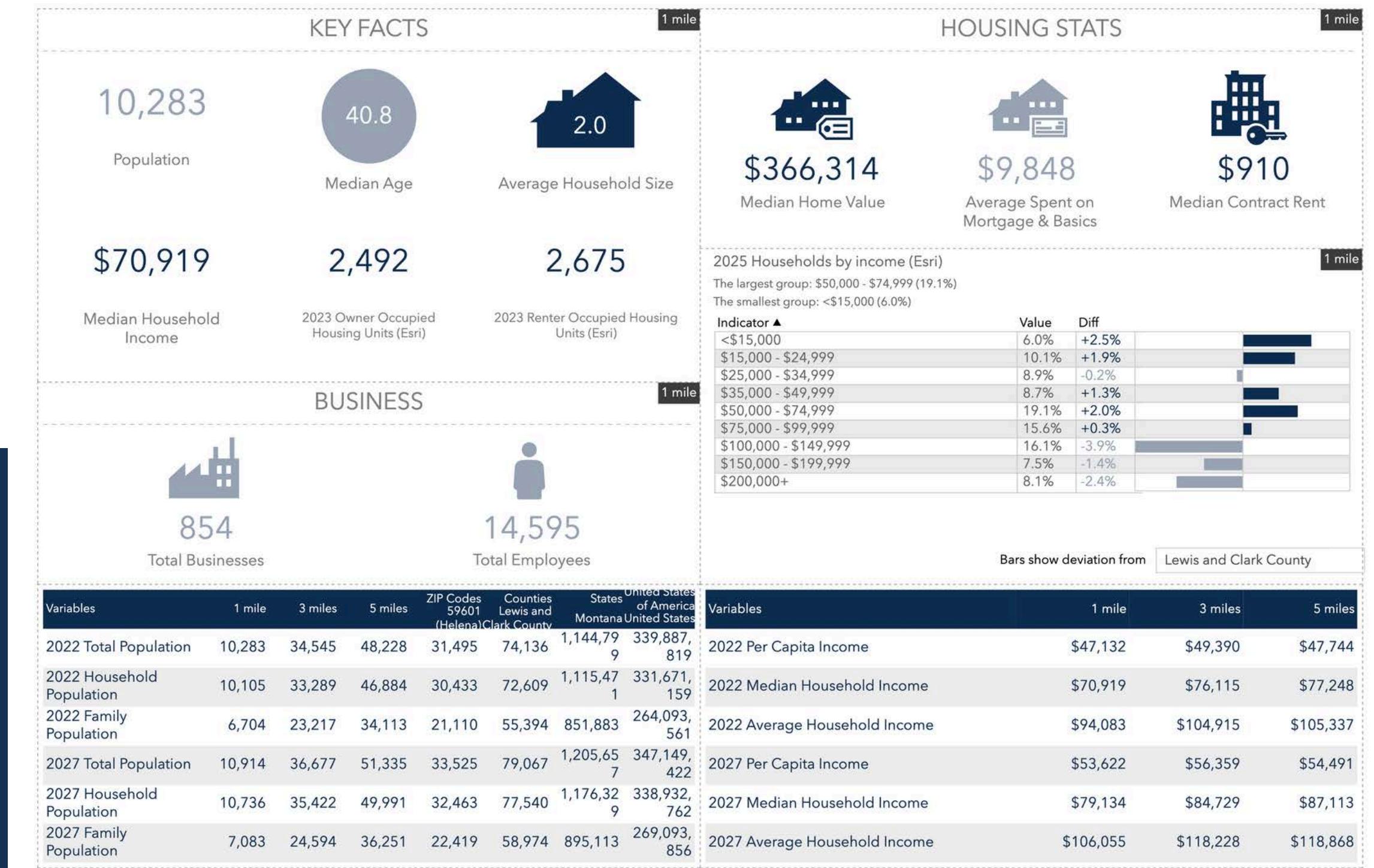


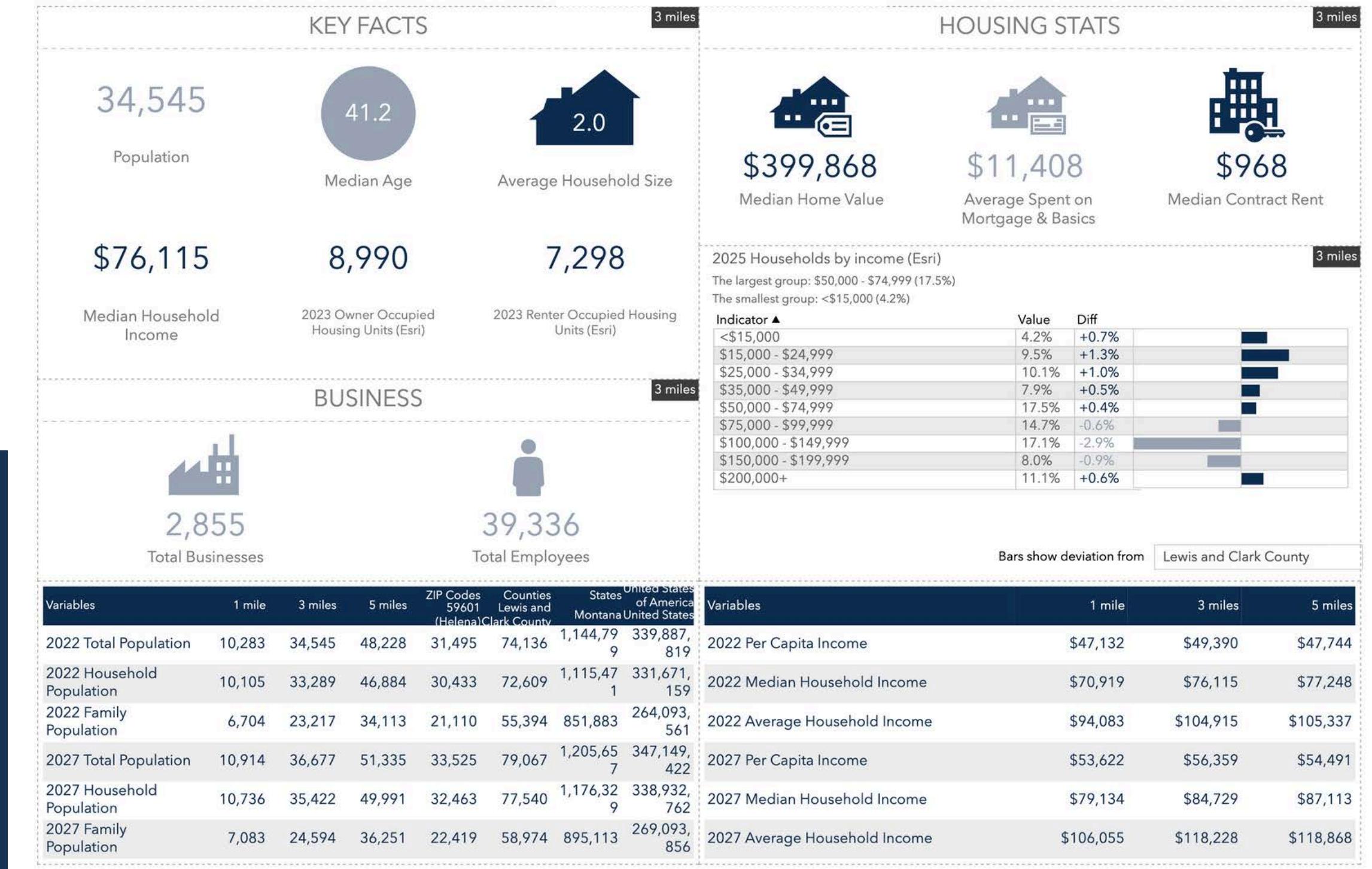
Retailer Map

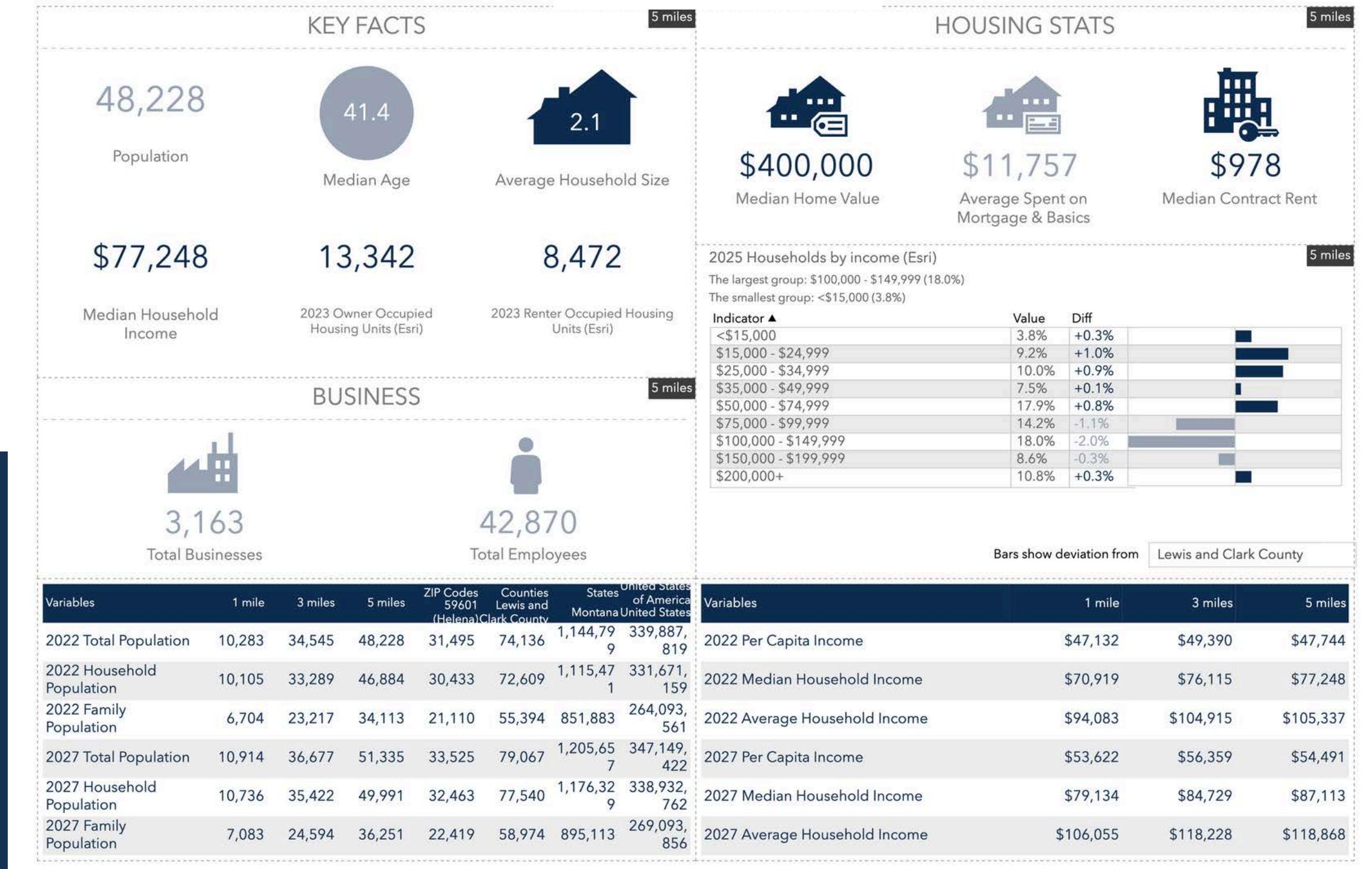


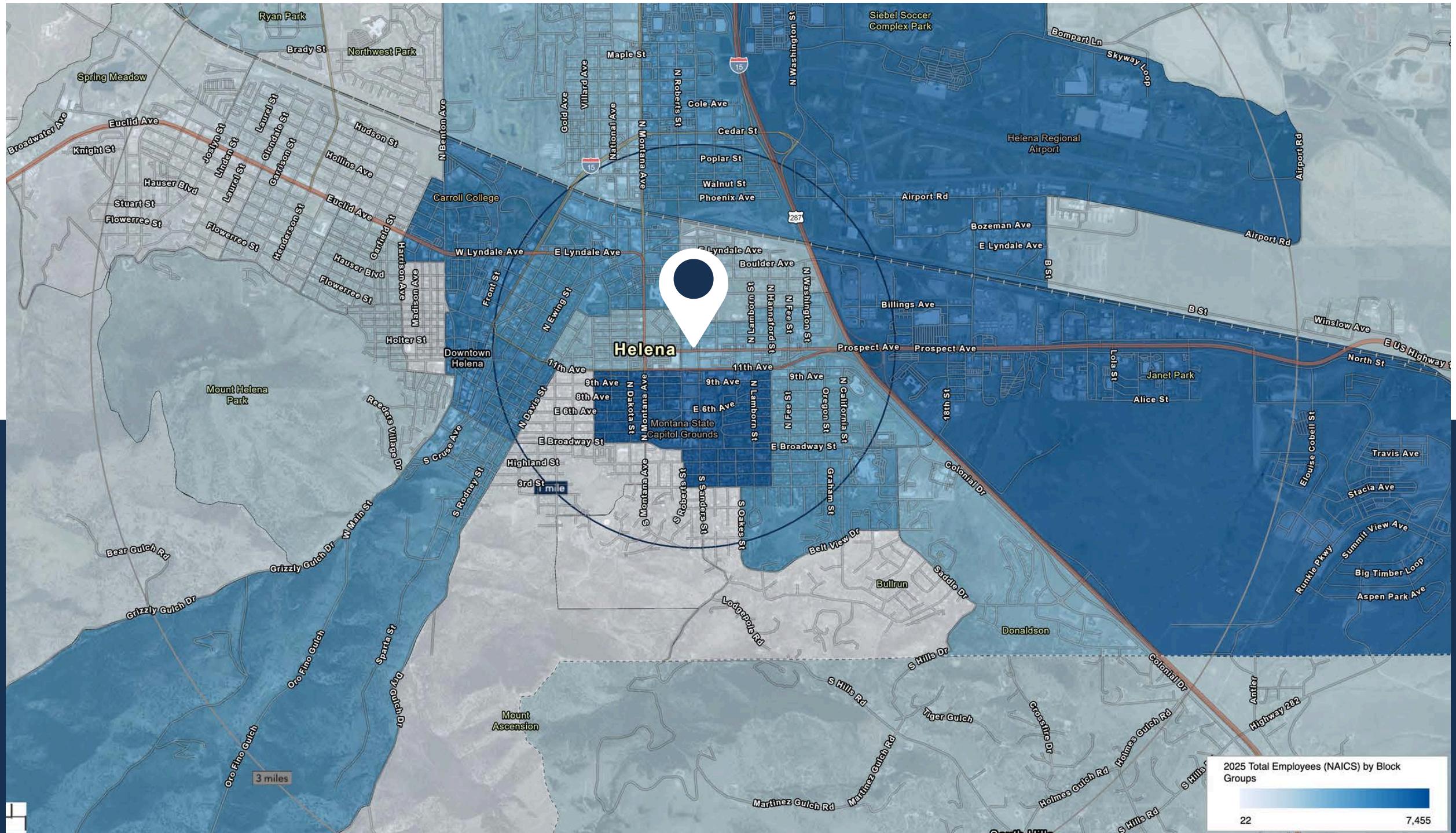
Retailer Map









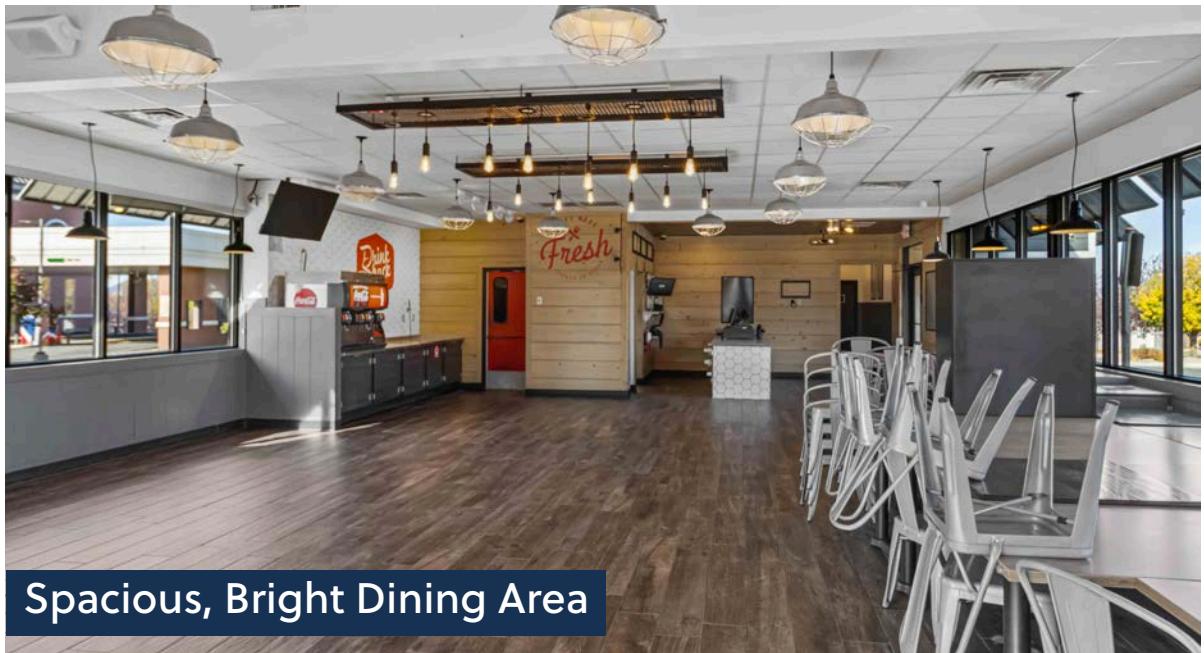




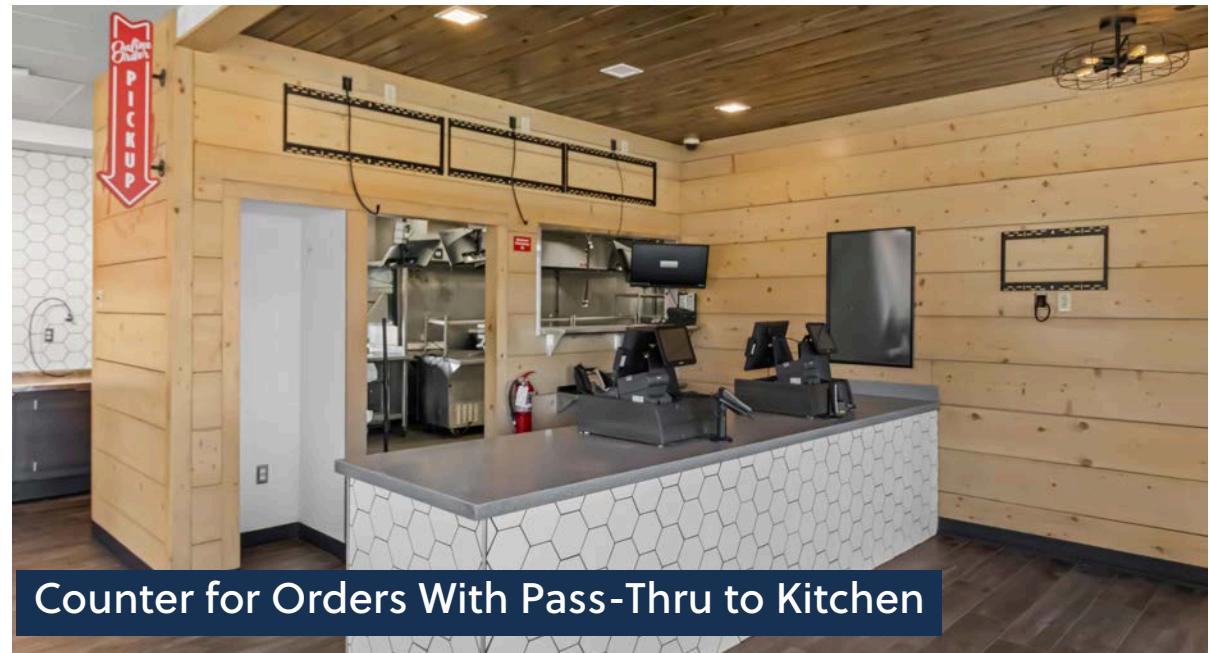
# PROPERTY DETAILS



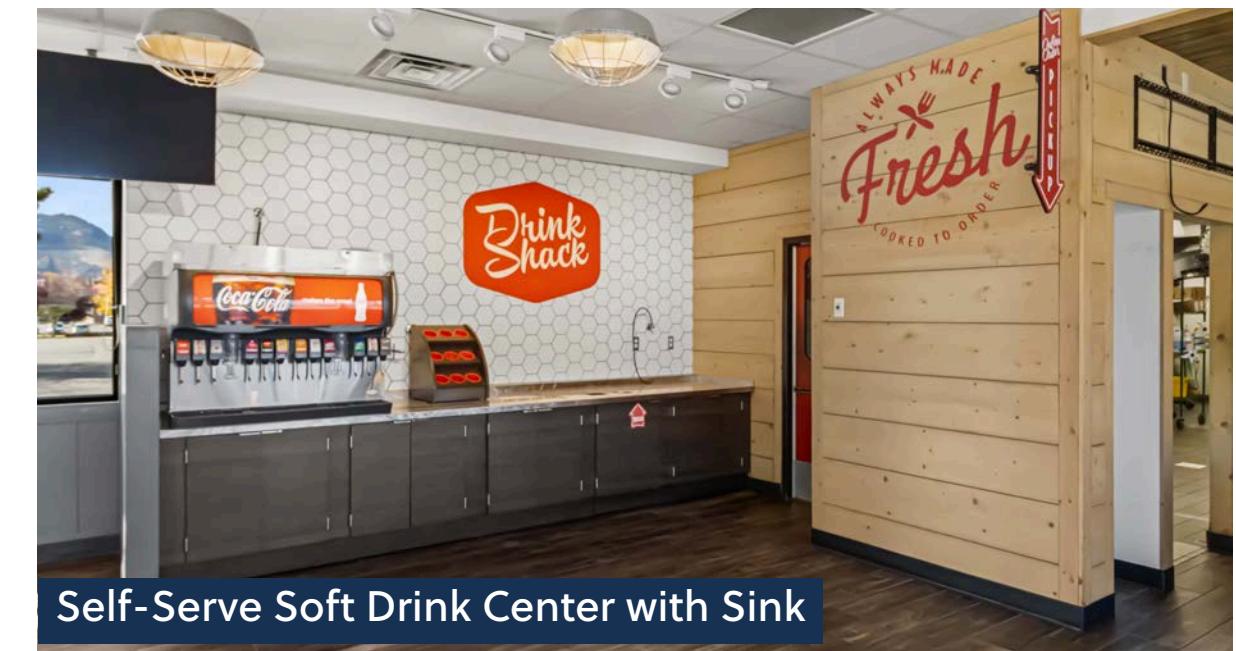
Sterling **CRE**  
ADVISORS



Spacious, Bright Dining Area



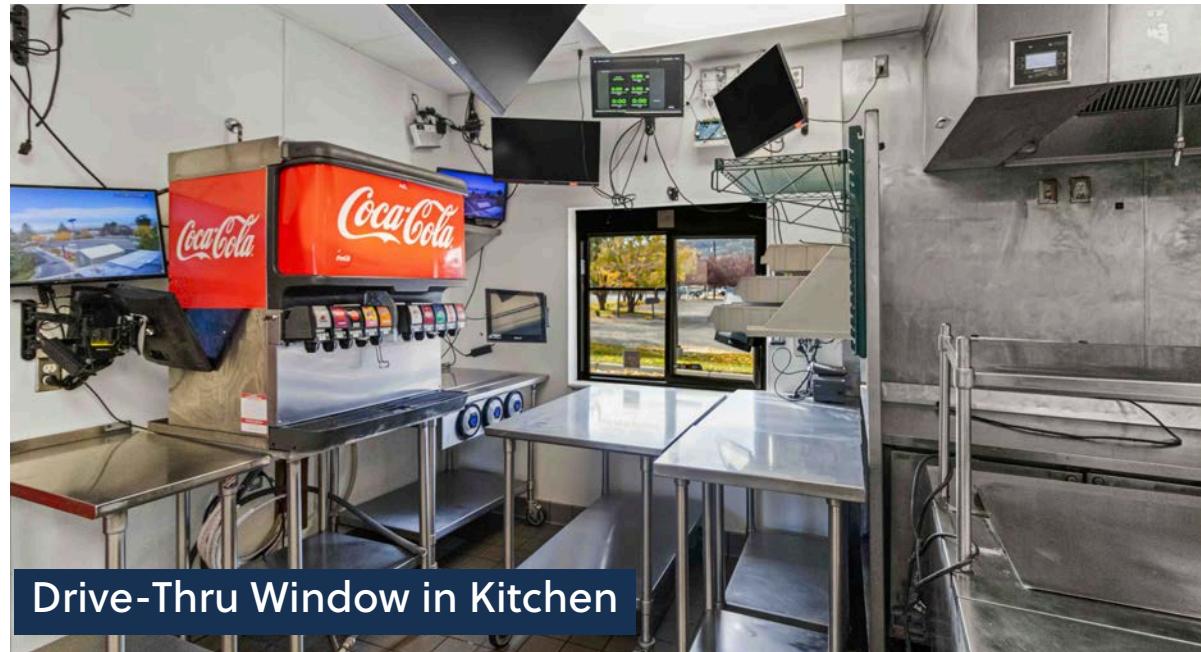
Counter for Orders With Pass-Thru to Kitchen



Self-Serve Soft Drink Center with Sink



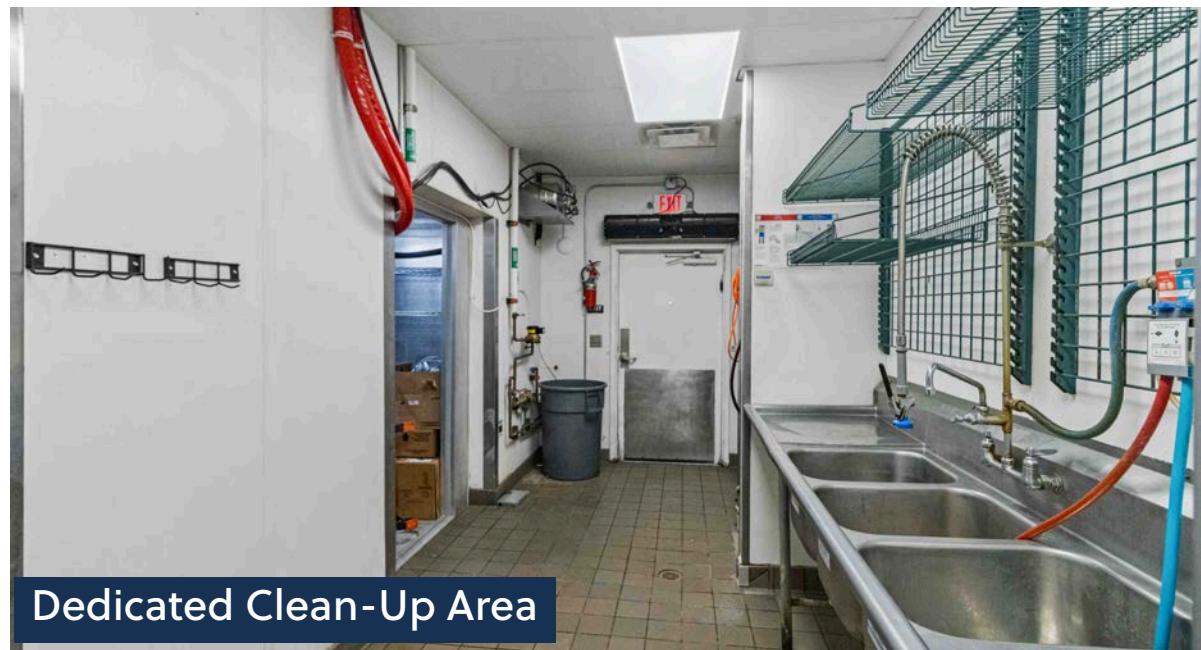
Inviting Entrance



Drive-Thru Window in Kitchen



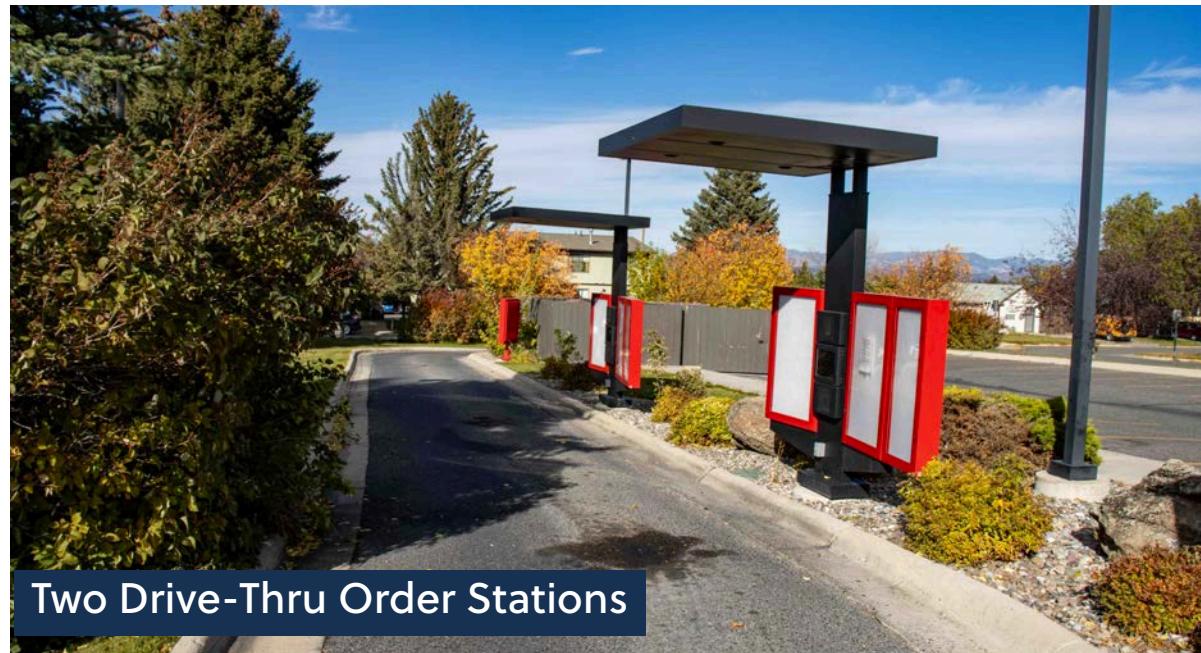
Spacious, Modern Kitchen With Vents



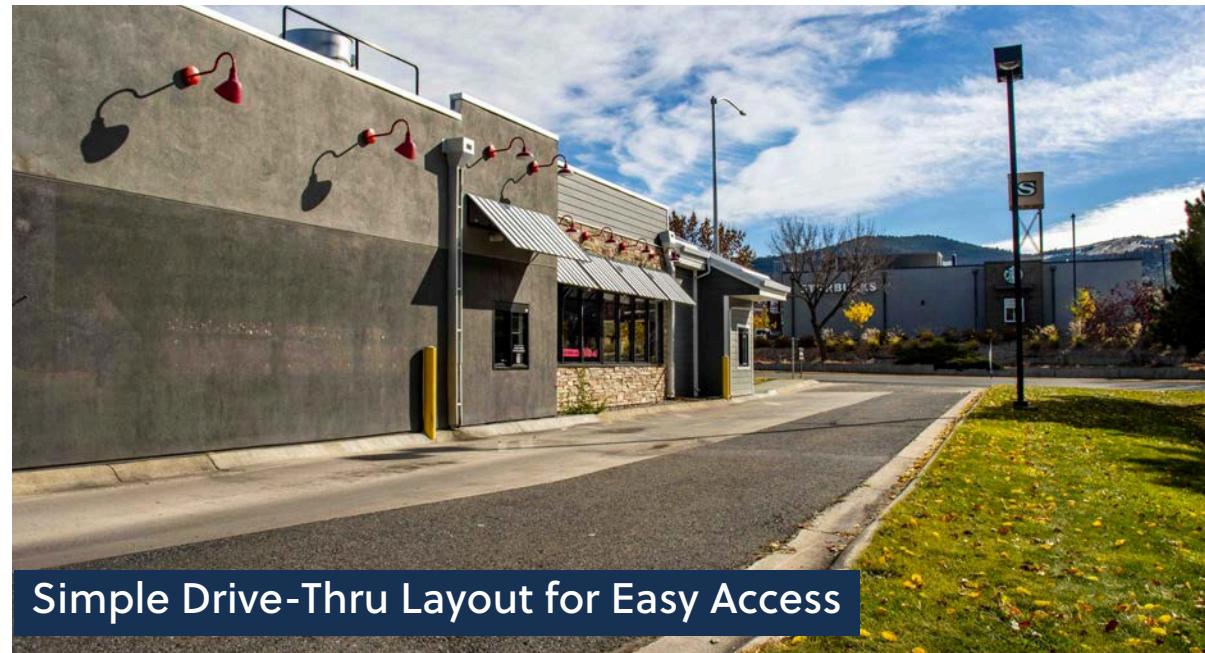
Dedicated Clean-Up Area



Walk-In Cooler



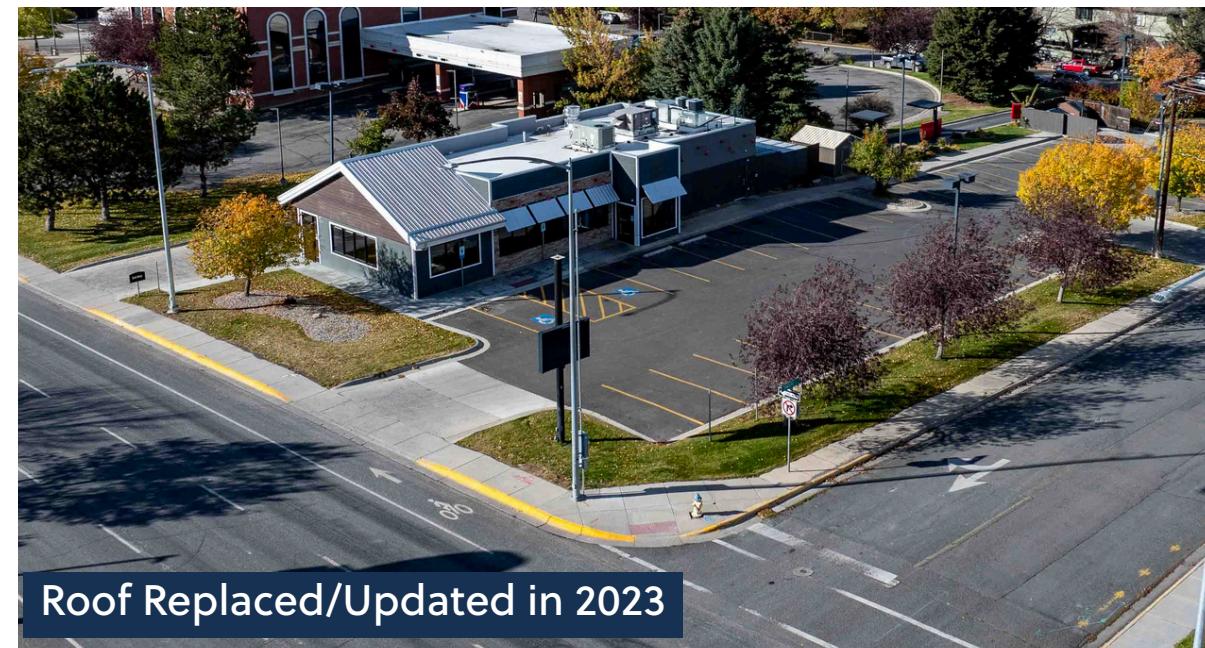
Two Drive-Thru Order Stations



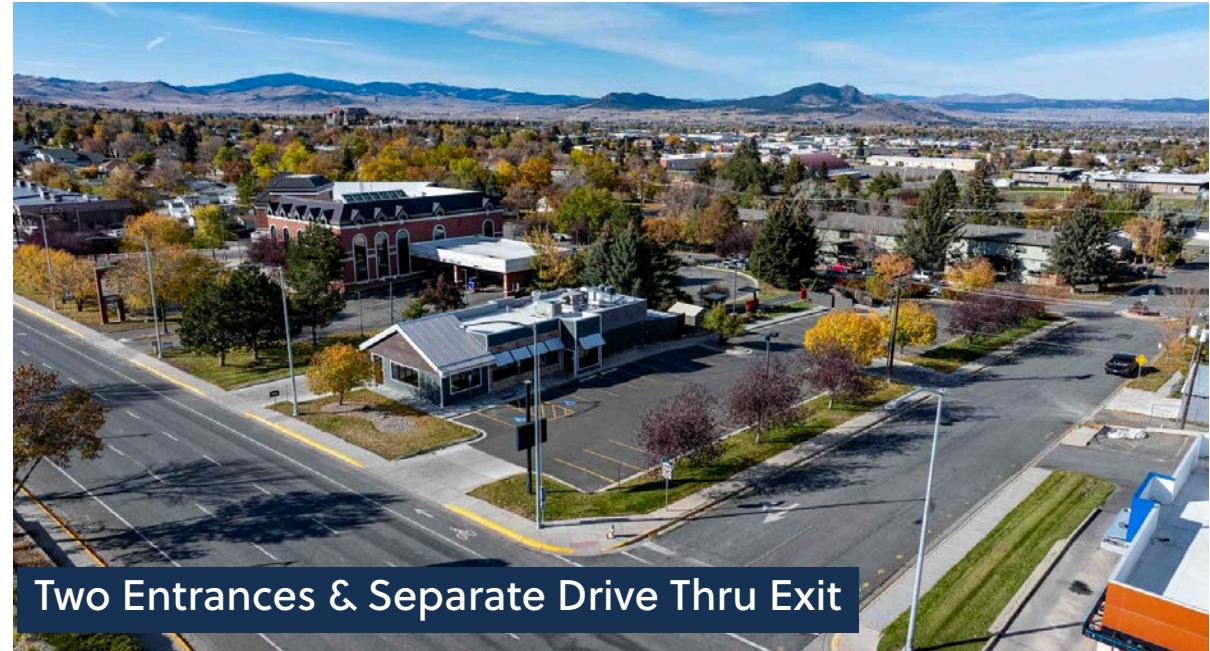
Simple Drive-Thru Layout for Easy Access



Ample Onsite Paved Parking



Roof Replaced/Updated in 2023



Two Entrances & Separate Drive Thru Exit



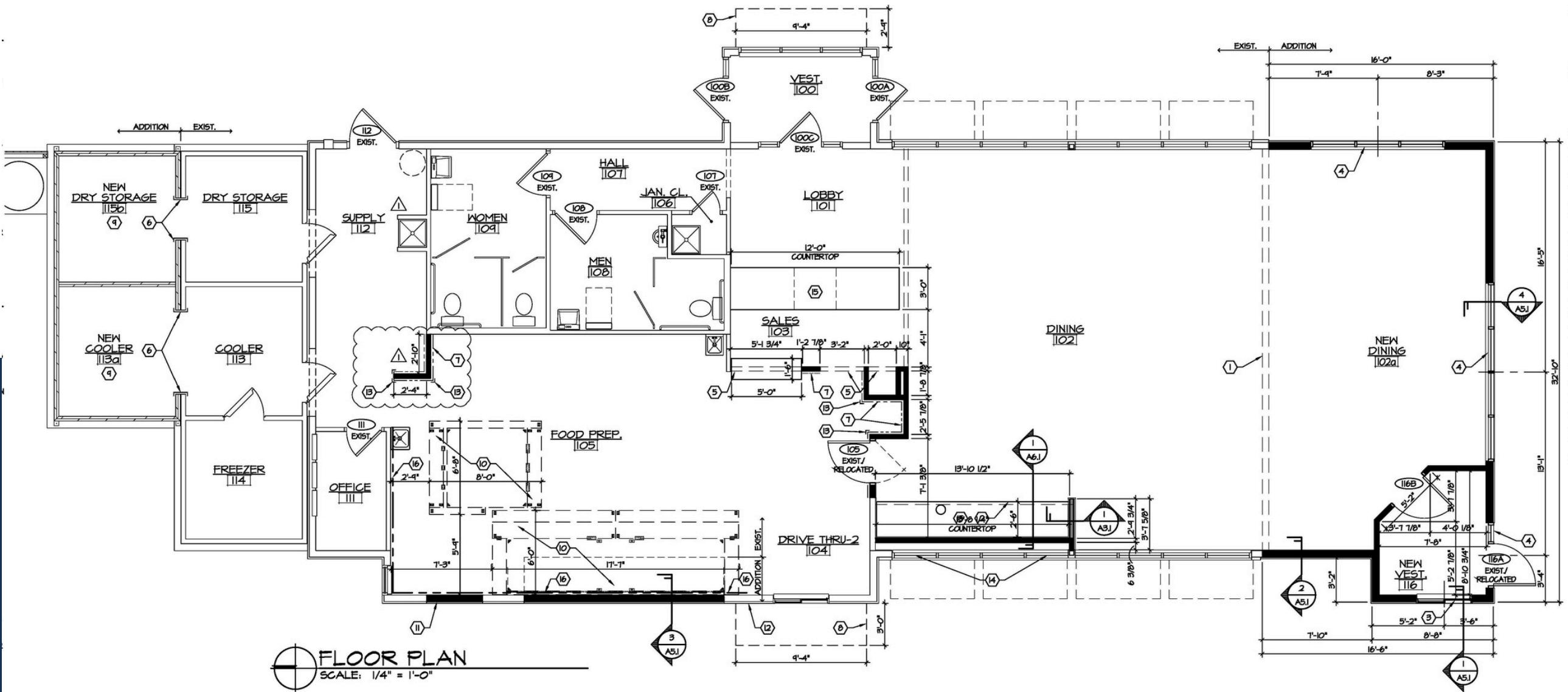
Frontage on the Busy Prospect Avenue Corridor



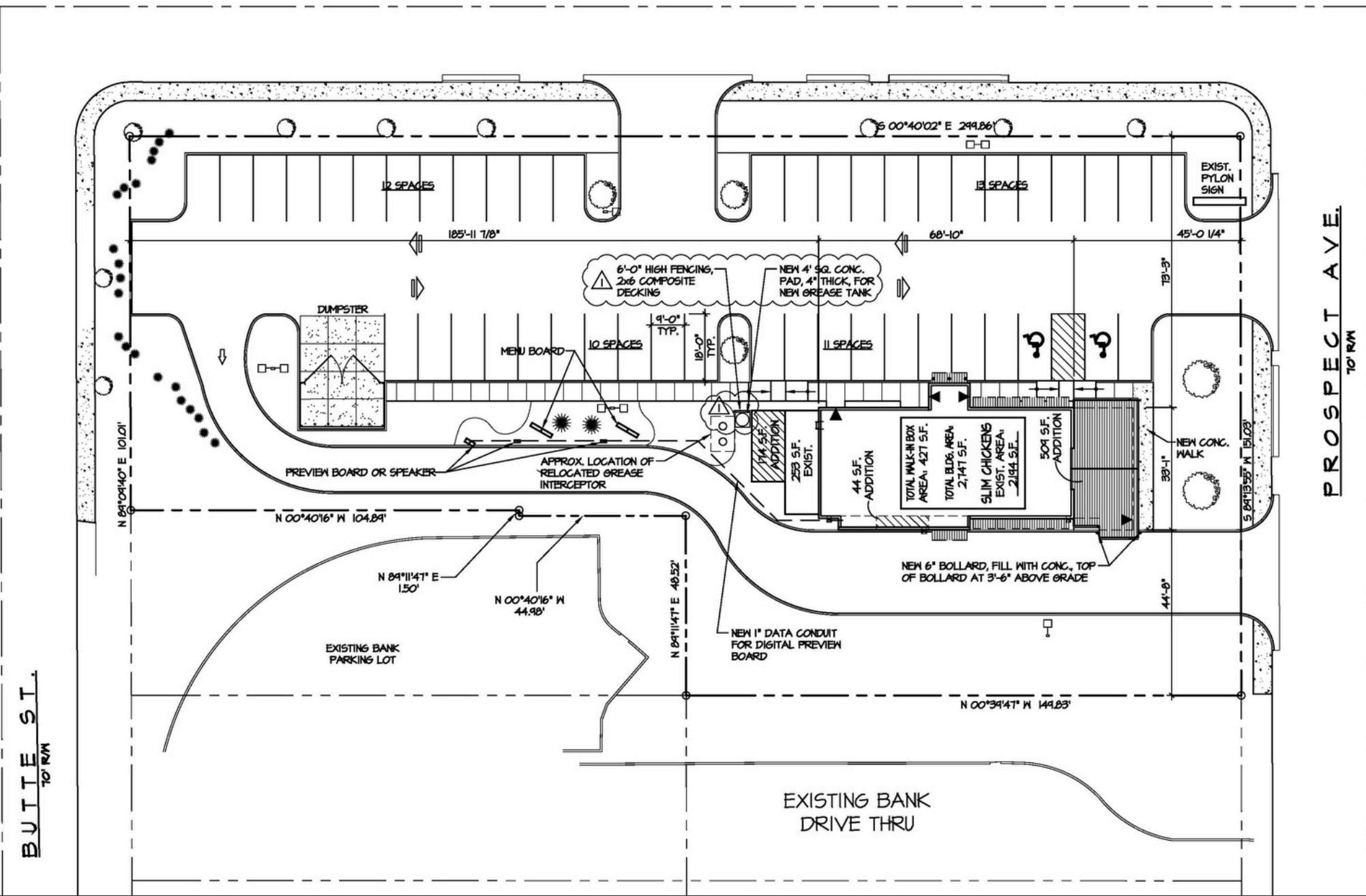
Surrounded by Quality New Development

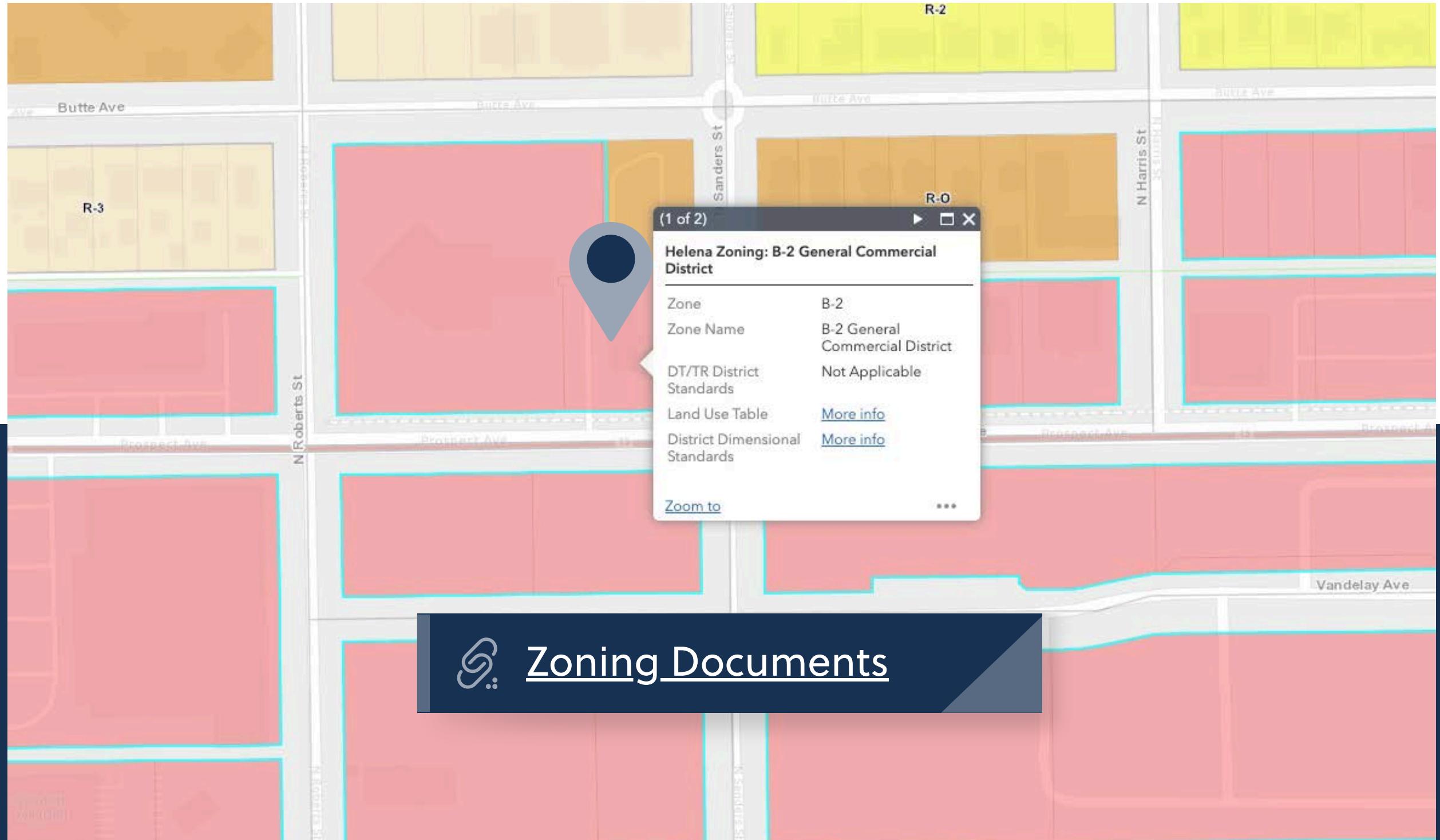


Surrounded by Quality New Development



SANDERS ST.  
70' RM





Zoning

## ArcGIS Web Map



# Brokerage Team



**SterlingCRE**  
A D V I S O R S



## CONNOR MCMAHON

Commercial Real Estate Advisor

Connor McMahon specializes in retail transactions, market penetration strategies, and complex lease negotiations. With a transaction volume exceeding \$150 million, Connor has successfully represented a diverse range of clients, from small businesses to Fortune 500 companies.



## 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.

# Disclaimer & Limiting Conditions

**CONFIDENTIALITY & DISCLAIMER** All materials and information received or derived from SterlingCRE Advisors its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, the financial performance of the property, the projected financial performance of the property for any party's intended use or any and all other matters. Neither SterlingCRE Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. SterlingCRE Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

**EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.** Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SterlingCRE Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SterlingCRE Advisors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by SterlingCRE Advisors in compliance with all applicable fair housing and equal opportunity laws.

**Limiting Conditions** Study outcomes are based on our analysis of the information available to us from our research as of the date of report creation. As such, we assume the client has offered correct and reliable information. Further, we assume the client has informed us about any issues that would affect project feasibility. The study is based on current and expected trends of the economy and real estate market. However, economic conditions change, as do real estate markets. As such, we insist that clients continuously track the economy and real estate market. We strongly encourage clients to revisit findings from the study continuously and to revisit key project assumptions periodically to ensure they are still justified. Given the changing market conditions and potential for shifting consumer preferences, projected and actual results will likely differ. Market conditions and projections frequently are different than expected. We do not express any form of assurance on the achievability of any pricing or absorption estimates of reasonableness of the underlying assumptions. The study assumes "normal" real estate market conditions and not conditions of an "up" or "down" market. Economic, employment, population & household growth and consumer confidence are assumed to occur more or less in accordance with current expectations. There are no assurances about the ability to secure needed project entitlements; in the cost of development or construction; in tax laws that favor or disfavor real estate markets; or in the availability and/or cost of capital and mortgage financing for real estate developers, owners and buyers. If any major change in market conditions occurs, this study analysis should be updated, with the conclusions and recommendations summarized herein reviewed and reevaluated. We have no responsibility to update our analysis for events and circumstances occurring after the date of our report. Clients are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this development.