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For Sale: Versatile Retail/Flex Building with Showroom

1115 Euclid Avenue
Helena, Montana

±11,600 Square Feet | Retail Office Building

Exclusively listed by:
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Opportunity Overview

SterlingCRE Advisors is pleased to present 1115 Euclid Avenue, an exceptional retail/office opportunity in Helena, Montana. With its central location on a major thoroughfare and $\pm 16,880$ vehicles per day (2023 AADT), the subject property benefits from consistent visibility, making it an ideal property for a variety of commercial uses.

The site has permissive B-2 commercial zoning, access to all municipal utilities and a flat, paved site with accessible grade loading and ample surface parking. Recent upgrades to the building include new exterior lighting, plumbing upgrades and a new sewer line.

This prime commercial property offers an exceptional opportunity for businesses looking to establish a strong presence in Helena, Montana. Spanning $\pm 11,600$ square feet, the property features a versatile layout suitable for retail, office, or mixed-use ventures. Large storefront windows allow for natural light, creating a bright and airy atmosphere. The flexible office and warehouse space can be customized to meet your needs. With easy access to major highways, public transportation, and parking, this location ensures convenience for both employees and customers alike.

Interactive Links

 [Link to Listing](#)

 [Street View](#)

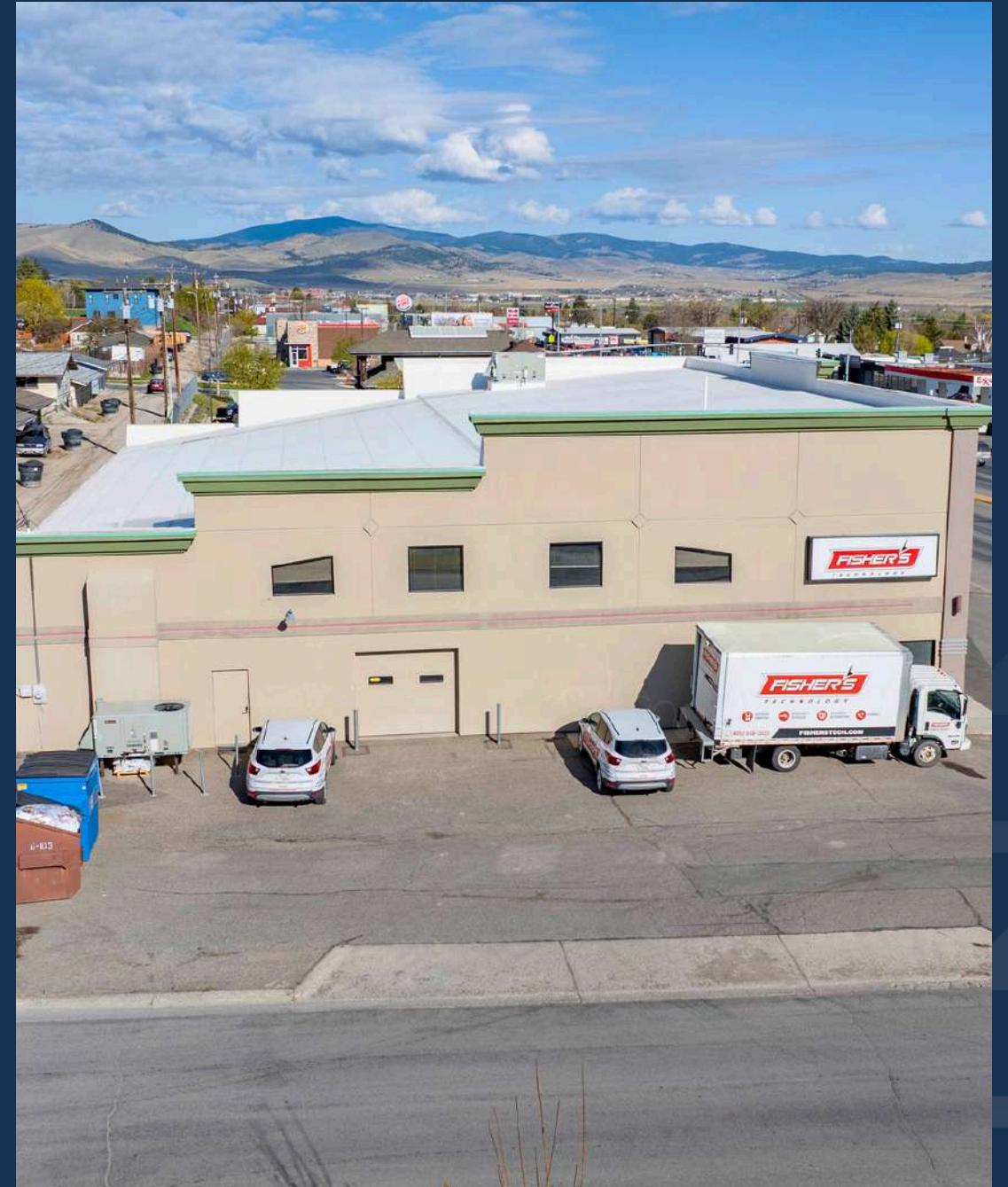
 [3D Tour](#)

Address	1115 Euclid Avenue Helena, MT 59901
Purchase Price	\$1,800,000 (\$155/SF)
Property Type	Office Retail
Building Size (per Cadastral)	$\pm 3,172$ SF Office/Warehouse $\pm 3,300$ SF Mezzanine <u>$\pm 5,128$ SF Retail/Showroom</u> Total: $\pm 11,600$ SF
Total Acreage	± 0.46 ($\pm 20,067$ SF)
Year Built	1978
Loading	One (1) Eight (8) foot Grade Level Door
Buildout	Three (3) private offices Expansive Showroom Conference Room Kitchenette Two (2) Restrooms Ample Storage Mezzanine
Parking	Dedicated paved parking lot(s)

1115 Euclid Avenue

\$1,800,000

Building SF (per Montana Cadastral)	Total: ±11,600 SF
Signage	Monumental and building signage
Year Built	1978
Zoning	B-2 (City of Helena)
Access	Euclid Avenue between Grant St and Cleveland St
Services	City water and sewer
Taxes	\$18,155.15 (2025)
Recent Updates	<ul style="list-style-type: none">• New Exterior Lighting (2022)• Plumbing Improvements (2022)• New Sewer Line (2023)• Plumbing Improvements (2023)• New Water Heater (2024)
Traffic Count	±16,880 VPD (2023 AADT)
Interstate Proximity	±3.2 miles to Interstate-15



Property Details



Hard to find retail/flex property in the heart of Helena



Equipped with city water, sewer, and electricity to the site



Functional office/showroom area



High visibility location along Helena's main thoroughfare

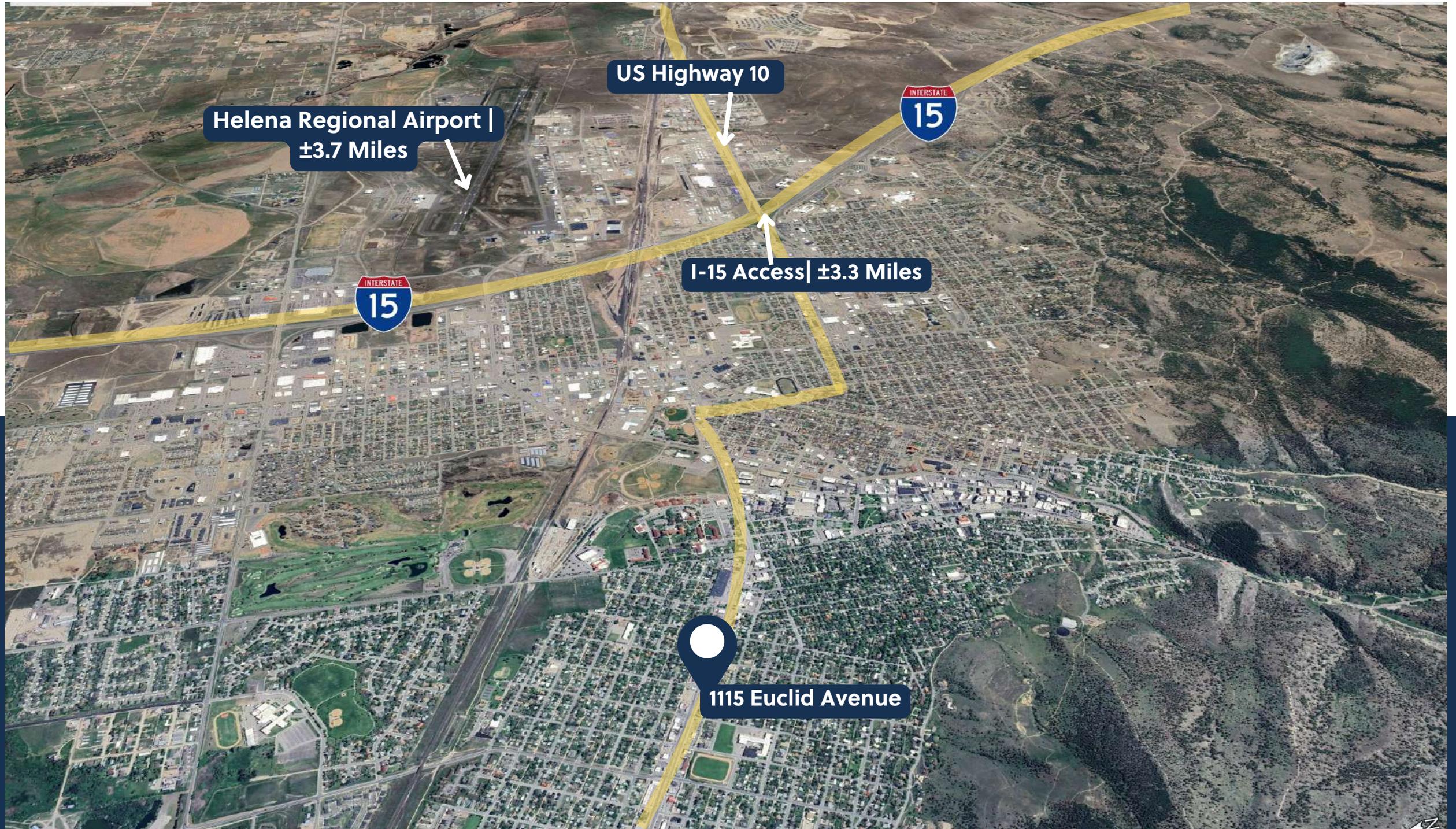


Dedicated surface parking with truck accessibility

LOCATION



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Helena Regional Airport |
±3.7 Miles

US Highway 10



I-15 Access | ±3.3 Miles



1115 Euclid Avenue



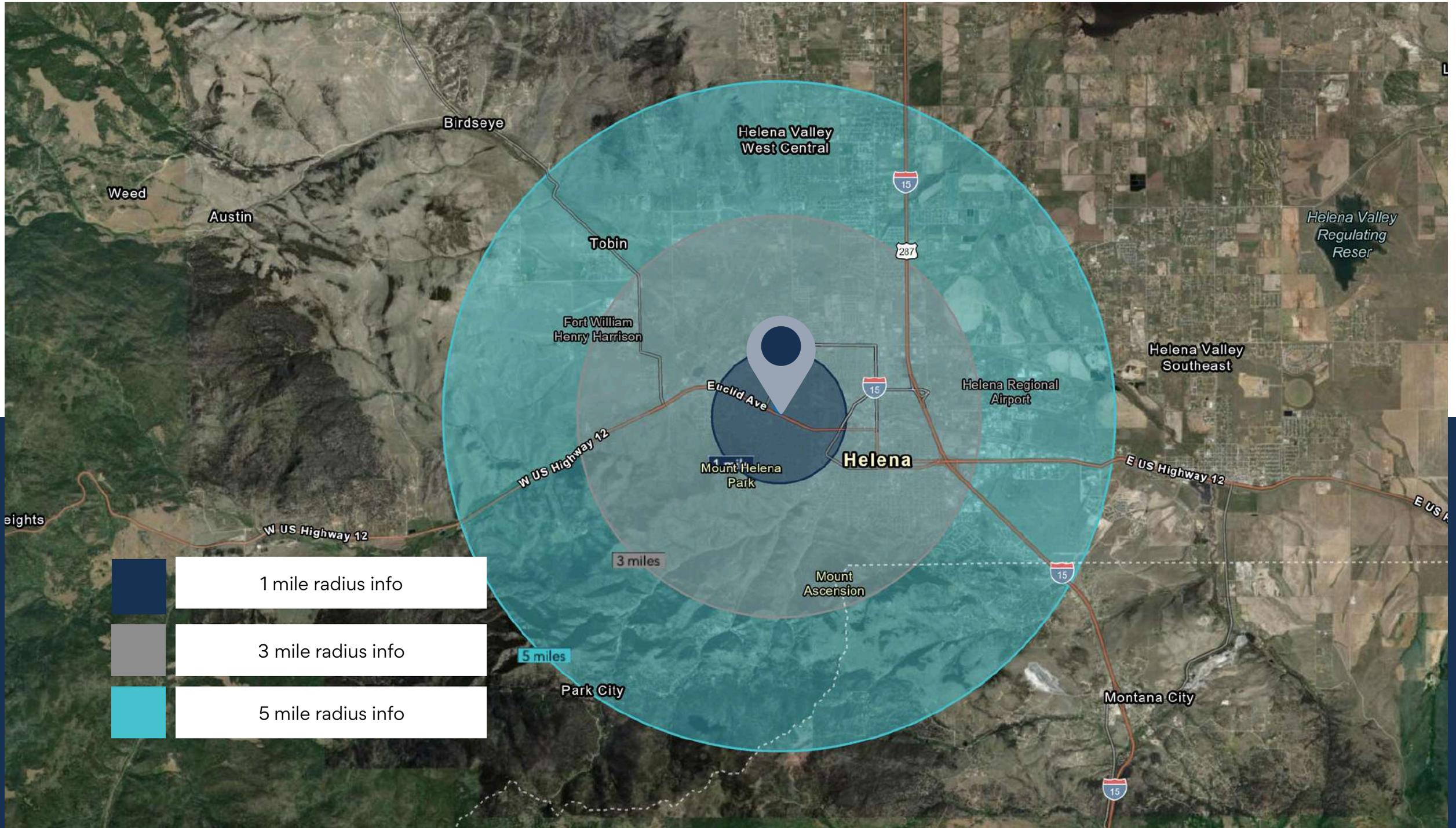
**Helena Regional Airport
±3.7 Miles**

**Carroll College Campus
±1 Mile**

**INTERSTATE
15
I-15 Access | ±3.3 Miles**

**Montana State Capital |
±2.6 Miles**

**Euclid Avenue
±16,880VPD (2023 AADT)**



Radius Map

KEY FACTS

32,708

Population



40.3
Median Age



2.1
Average Household Size

\$69,972

Median Household
Income

8,474

2023 Owner Occupied
Housing Units (Esri)

6,821

2023 Renter Occupied Housing
Units (Esri)

BUSINESS



2,472

Total Businesses



32,704

Total Employees

HOUSING STATS

3 miles



\$394,736

Median Home Value



\$11,675

Average Spent on
Mortgage & Basics



\$886

Median Contract Rent

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (23.4%)

The smallest group: \$25,000 - \$34,999 (3.8%)

1 mile

Indicator ▲	Value	Diff	
<\$15,000	7.7%	+0.7%	
\$15,000 - \$24,999	5.5%	+0.4%	
\$25,000 - \$34,999	3.8%	-0.5%	
\$35,000 - \$49,999	9.4%	+0.2%	
\$50,000 - \$74,999	23.4%	-0.8%	
\$75,000 - \$99,999	9.1%	-3.9%	
\$100,000 - \$149,999	20.4%	+0.4%	
\$150,000 - \$199,999	7.5%	-0.3%	
\$200,000+	13.2%	+3.8%	

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	9,363	32,708	43,642	2022 Per Capita Income	\$49,555	\$47,917	\$47,261
2022 Household Population	8,713	31,669	42,360	2022 Median Household Income	\$75,565	\$69,972	\$72,323
2022 Family Population	6,005	22,259	30,623	2022 Average Household Income	\$114,058	\$102,975	\$104,056
2027 Total Population	9,892	33,989	45,393	2027 Per Capita Income	\$56,447	\$54,741	\$53,882
2027 Household Population	9,242	32,950	44,111	2027 Median Household Income	\$85,753	\$76,608	\$79,351
2027 Family Population	6,343	23,046	31,738	2027 Average Household Income	\$127,647	\$116,208	\$117,259



Area Employment Heat Map

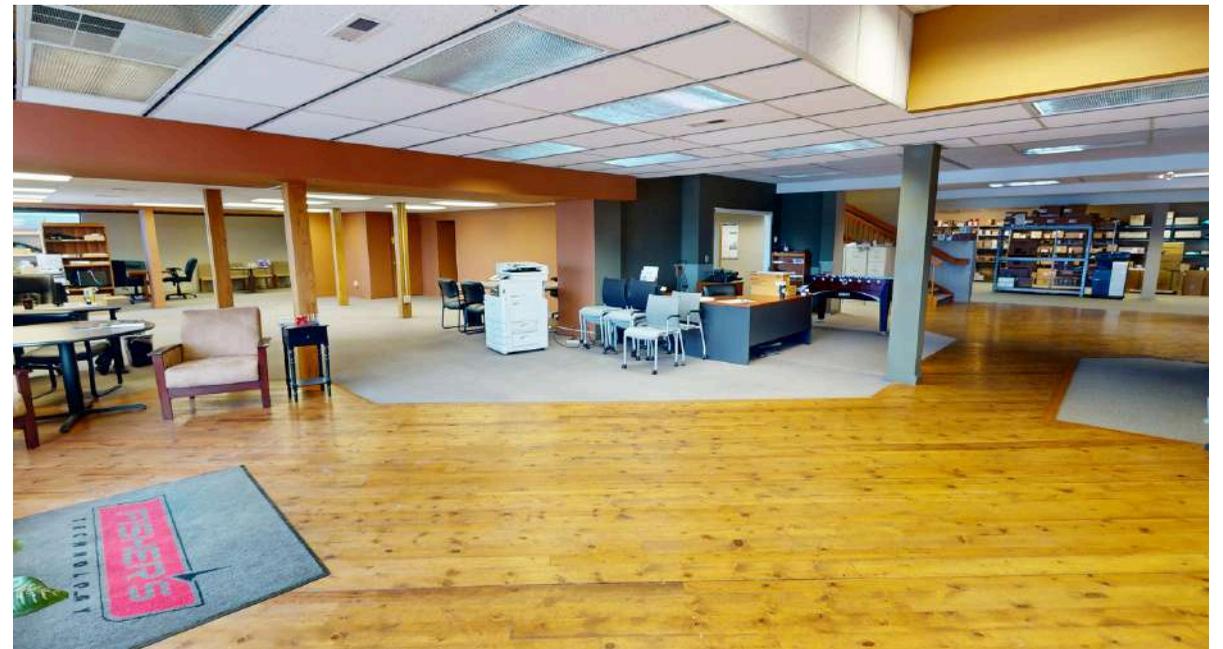
PROPERTY DETAILS



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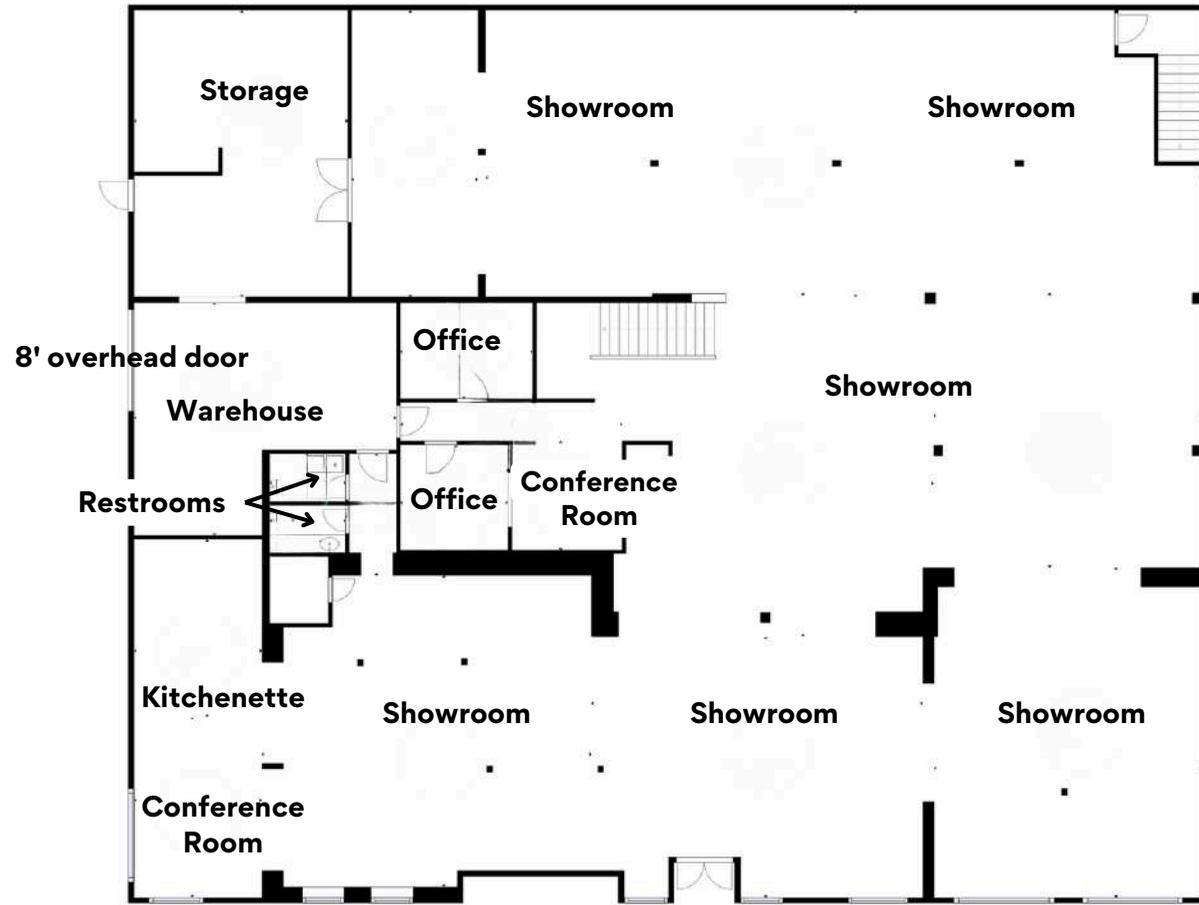




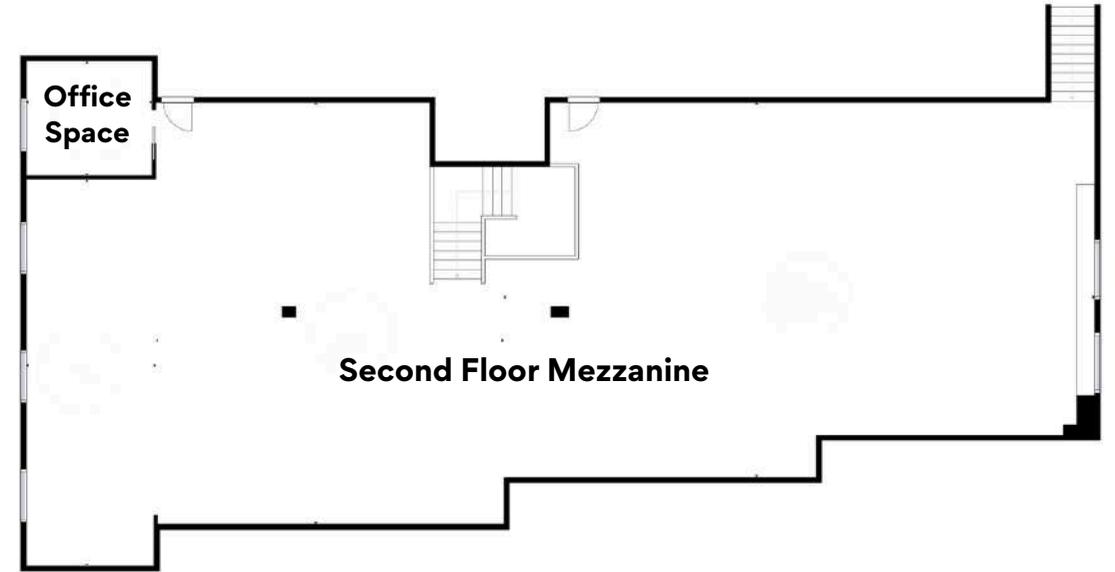








Floor 1



Floor 2

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oom



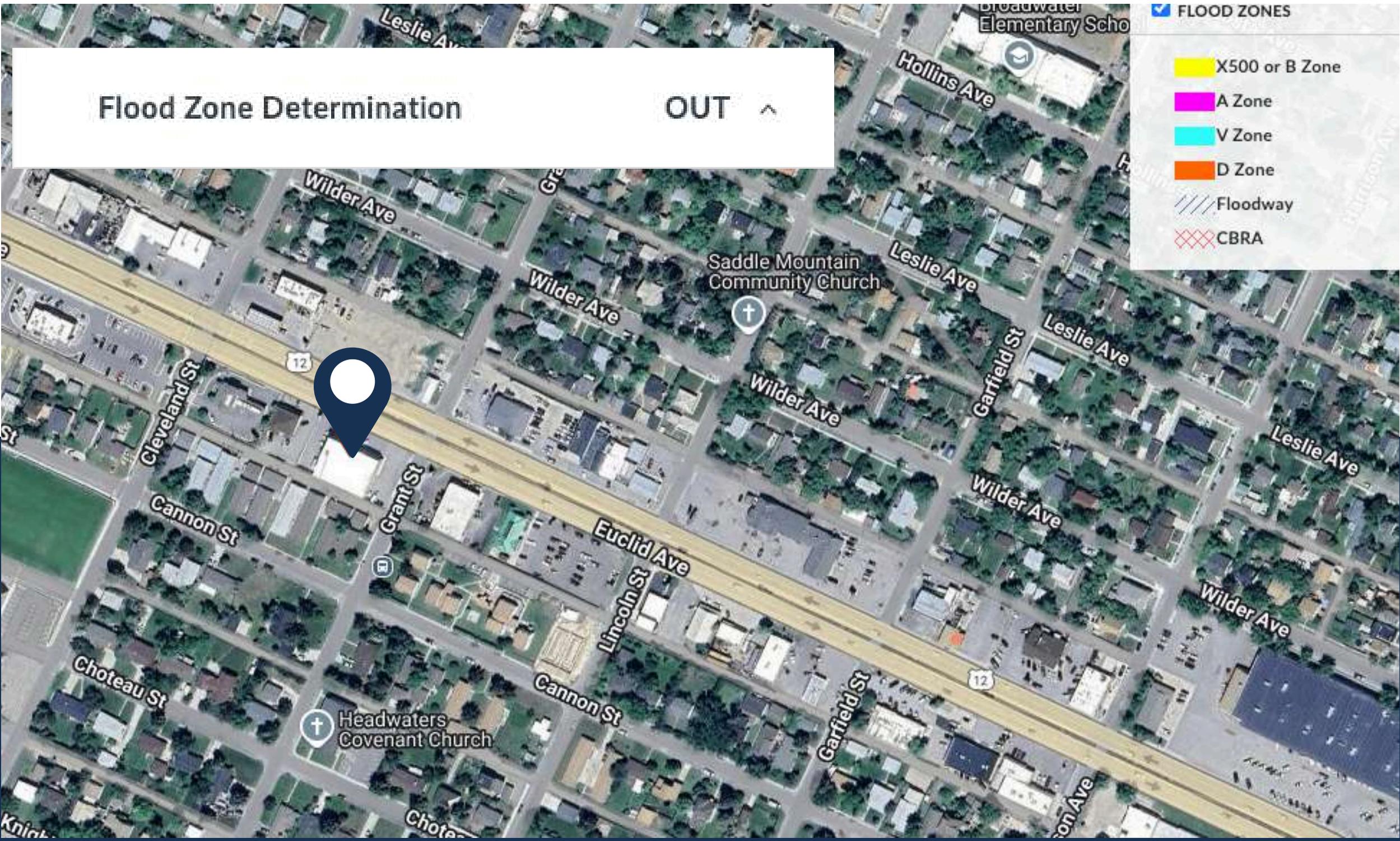
Plat Map

Flood Zone Determination

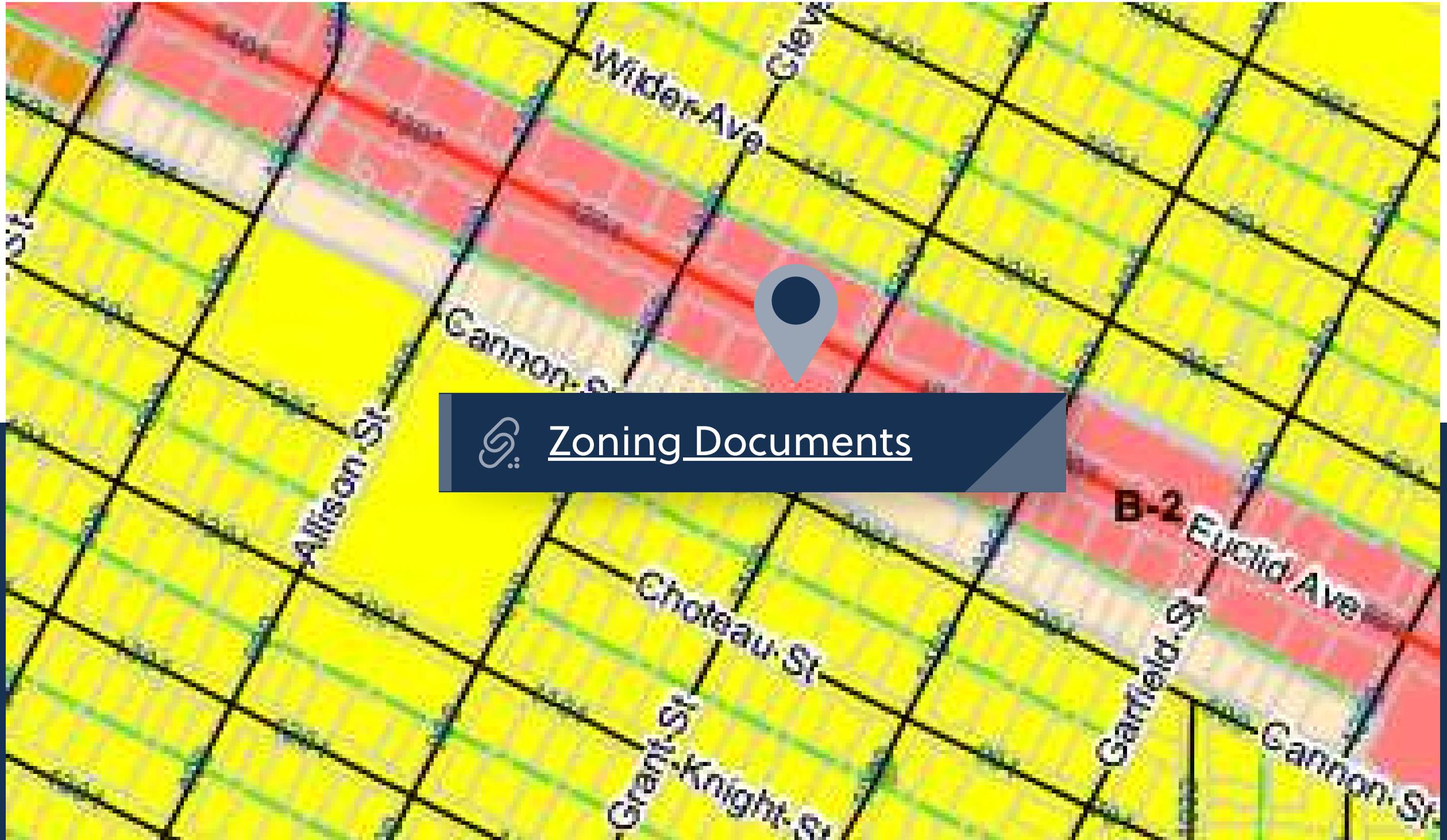
OUT ^

FLOOD ZONES

- X500 or B Zone
- A Zone
- V Zone
- D Zone
- Floodway
- CBRA



Flood Plain



[Zoning Documents](#)



Utilities

Water	1115 Euclid Avenue
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Wastewater	City Water and Sewer
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Broadband	Spectrum Century Link
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MARKET OVERVIEW



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Helena Retail Market Data | Q4 2024

LEASING ACTIVITY | RETAIL

	Last 12 Months, 12/31/24	Change
Average Asking Rent	\$17.00 SF/NNN	↑
12 Month Absorption	80,500 SF	↑
Year over Year Rent Growth	±1.2%	↓
Vacancy Rate	3.1%	↓

SALES ACTIVITY | RETAIL

	Last 12 Months, 12/31/24	Change
Average Asking Price SF	\$411.00	↑
Current For Sale Listings	6	↓

CoStar Data

Retail development activity in Helena is limited at this time, despite consistent demand. Most recently completed development has been for speculative space.





Brokerage Advisors



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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