

# CENTURY 21 COMMERCIAL.

**2823**

AIRPORT ROAD

2823 Airport Road  
Helena, Montana 59601



**Greg Thornquist**

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# CENTURY 21 COMMERCIAL.

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**2823**

Airport Road

2823 Airport Road  
Helena, Montana 59601





**2823**

**AIRPORT ROAD**

## PROPERTY INFORMATION

**Purchase Price**  
*\$5,350,000.00*

**Property Address**  
*2823 Airport Road  
Helena, Montana 59601*

**Year Built**  
*1981*

**Property Size**  
*12,154 Sq. Ft.*

**Land Size**  
*10.08 Acres*

### COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CENTURY 21 Commercial<sup>®</sup>, the CENTURY 21 Commercial Logo and C21 Commercial<sup>®</sup> are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated..

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# CENTURY 21 COMMERCIAL.



## PROPERTY OVERVIEW

Three office buildings with excess land.

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Helena, Montana 59601

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# CENTURY 21 COMMERCIAL. PROPERTY DETAILS

There are three office buildings and one garage outbuilding. Two of the office buildings plus the garage are leased with quality tenants. There is approximately 5,000 SF of office space available for lease, with a lease rate of \$11.50/SF NNN.

The property is located in close proximity to the Helena Regional Airport, and has excellent access to Interstate 15, and other major Helena arterials.

This is a perfect opportunity for an owner/user to occupy the available building, while collecting rental income from the other improvements.

There is approximately 295,000 SF of excess land prime for additional development, office, live/work, commercial flex, etc. .

# PROPERTY PHOTOS



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# PROPERTY PHOTOS



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# PROPERTY PHOTOS



**2823**  
**AIRPORT ROAD**



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# CENTURY 21 COMMERCIAL.

## PROPERTY PHOTOS



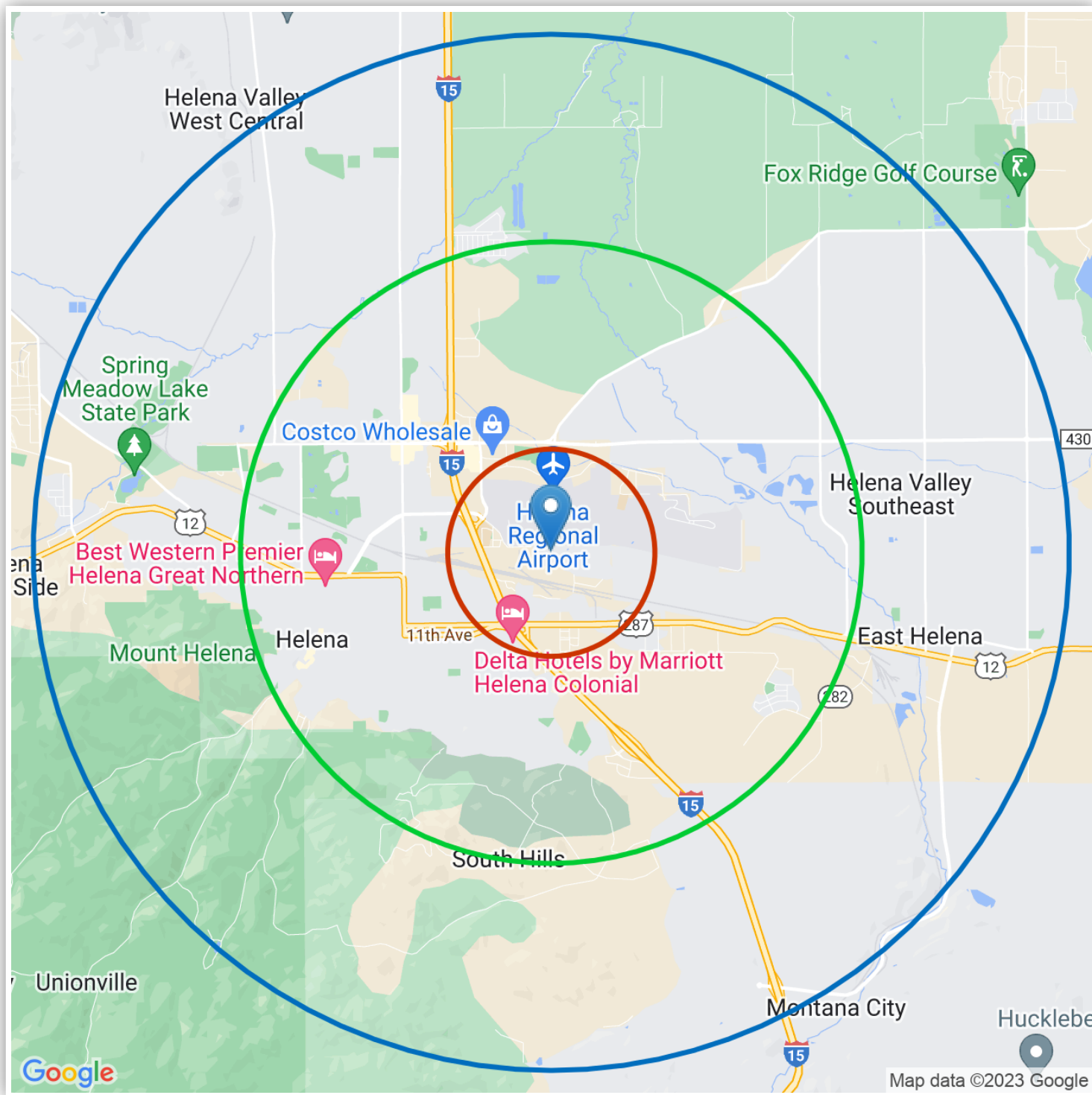
## 2823 AIRPORT ROAD

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# CENTURY 21 COMMERCIAL.

LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)





# CENTURY 21 COMMERCIAL.

## INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

### KEY FACTS

1,624

Population



1.9

Average Household Size

38.7

Median Age

\$40,006

Median Household Income

### EDUCATION

8%

No High School Diploma



27%

High School Graduate



33%

Some College



32%

Bachelor's/Grad/Pr of Degree

### BUSINESS



287

Total Businesses



5,533

Total Employees

### EMPLOYMENT



63%

White Collar



26%

Blue Collar



Services

12%

4.2%

Unemployment Rate

### INCOME



\$40,006

Median Household Income



\$27,970

Per Capita Income



\$24,891

Median Net Worth

### Households By Income

The largest group: \$15,000 - \$24,999 (20.1%)

The smallest group: \$150,000 - \$199,999 (2.4%)

Indicator	Value	Difference	
<\$15,000	11.5%	+3.4%	
\$15,000 - \$24,999	20.1%	+8.9%	
\$25,000 - \$34,999	11.0%	+3.7%	
\$35,000 - \$49,999	17.7%	+4.3%	
\$50,000 - \$74,999	15.9%	+0.9%	
\$75,000 - \$99,999	9.3%	-5.5%	
\$100,000 - \$149,999	9.4%	-8.7%	
\$150,000 - \$199,999	2.4%	-3.4%	
\$200,000+	2.8%	-3.5%	

Bars show deviation from 30049 (Lewis and Clark County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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2823 AIRPORT ROAD

2823 AIRPORT ROAD, HELENA, MONTANA, 59601

# CENTURY 21 COMMERCIAL.

## INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

### KEY FACTS

31,678

Population



2.1

Average Household Size

42.4

Median Age

\$59,293

Median Household Income

### EDUCATION

4%

No High School Diploma



19%

High School Graduate



28%

Some College



50%

Bachelor's/Grad/Pr of Degree

### BUSINESS



2,551

Total Businesses



37,340

Total Employees

### EMPLOYMENT



77%

White Collar



13%

Blue Collar



10%

Services

2.6%

Unemployment Rate

### INCOME



\$59,293

Median Household Income



\$36,489

Per Capita Income



\$91,973

Median Net Worth

### Households By Income

The largest group: \$100,000 - \$149,999 (17.1%)

The smallest group: \$150,000 - \$199,999 (5.0%)

Indicator	Value	Difference	
<\$15,000	10.3%	+2.2%	
\$15,000 - \$24,999	11.9%	+0.7%	
\$25,000 - \$34,999	7.5%	+0.2%	
\$35,000 - \$49,999	13.1%	-0.3%	
\$50,000 - \$74,999	15.8%	+0.8%	
\$75,000 - \$99,999	13.5%	-1.3%	
\$100,000 - \$149,999	17.1%	-1.0%	
\$150,000 - \$199,999	5.0%	-0.8%	
\$200,000+	5.9%	-0.4%	

Bars show deviation from 30049 (Lewis and Clark County)

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2823 AIRPORT ROAD

2823 AIRPORT ROAD, HELENA, MONTANA, 59601



# CENTURY 21 COMMERCIAL.

## INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

### KEY FACTS

51,673

Population



Average Household Size

41.6

Median Age

\$61,905

Median Household Income

### EDUCATION

4%

No High School Diploma



22%

High School Graduate



30%

Some College



45%

Bachelor's/Grad/Pr of Degree

### BUSINESS



2,914

Total Businesses



40,161

Total Employees

### EMPLOYMENT



76%

White Collar



14%

Blue Collar



10%

Services

3.1%

Unemployment Rate

### INCOME



\$61,905

Median Household Income



\$35,890

Per Capita Income



\$117,548

Median Net Worth

### Households By Income

The largest group: \$100,000 - \$149,999 (17.5%)

The smallest group: \$150,000 - \$199,999 (5.4%)

Indicator	Value	Difference	
<\$15,000	8.8%	+0.7%	
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\$200,000+	6.1%	-0.2%	

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2823 AIRPORT ROAD, HELENA, MONTANA, 59601

# CENTURY 21 COMMERCIAL.

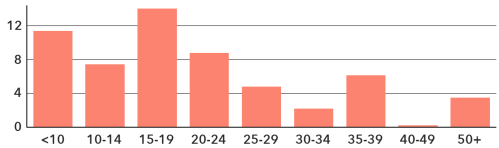
## INFOGRAPHIC: COMMUNITY PROFILE (RING: 1 MILE RADIUS)

### COMMUNITY PROFILE

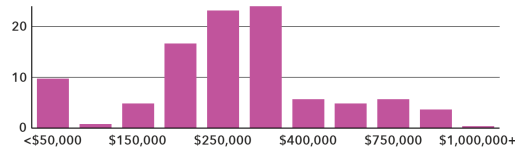
**1,624** Population Total  
**0.9%** Pop Growth  
**1.9** Average HH Size  
**27.6** Diversity Index  
**38.7** Median Age  
**\$40,006** Median HH Income  
**\$24,891** Median Net Worth  
**\$237,719** Median Home Value  
**19%** Under 18  
**61%** Ages 18 to 65  
**20%** Aged 66+



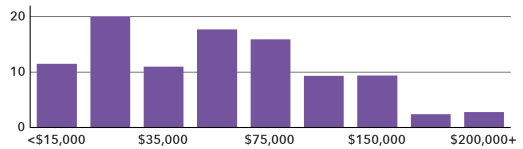
Mortgage as Percent of Salary



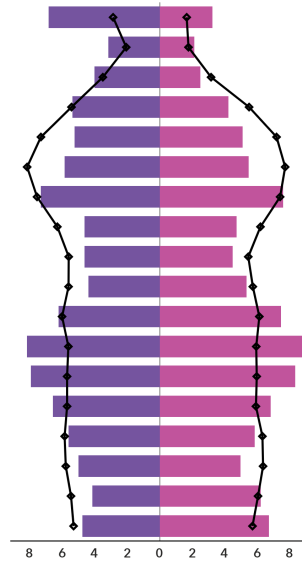
Home Value



Household Income



Age Profile: 5 Year Increments

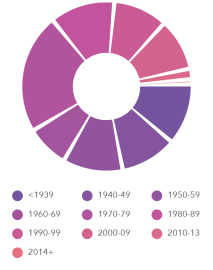


Dots show comparison to 30049 (Lewis and Clark County)

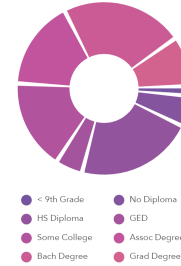
Home Ownership



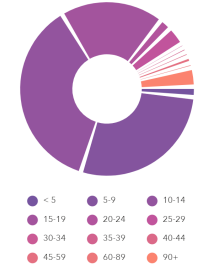
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026



**2823 AIRPORT ROAD**  
 2823 AIRPORT ROAD, HELENA, MONTANA, 59601



# CENTURY 21 COMMERCIAL.

## INFOGRAPHIC: COMMUNITY PROFILE (RING: 3 MILE RADIUS)

### COMMUNITY PROFILE

**31,678** Population Total  
**0.9%** Pop Growth  
**2.1** Average HH Size  
**21.5** Diversity Index  
**42.4** Median Age  
**\$59,293** Median HH Income  
**\$91,973** Median Net Worth  
**\$281,278** Median Home Value  
**19%** Under 18  
**60%** Ages 18 to 65  
**21%** Aged 66+



**10.3%**  
Service Workers

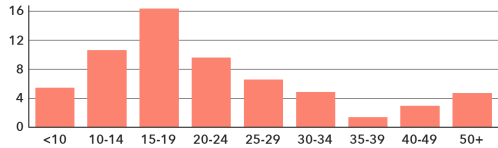


**13.2%**  
Blue Collar Workers

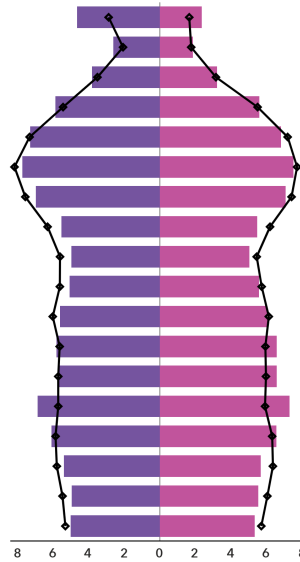


**76.6%**  
White Collar Worker

Mortgage as Percent of Salary



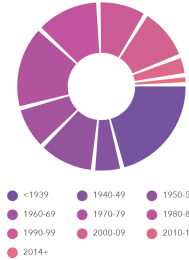
Age Profile: 5 Year Increments



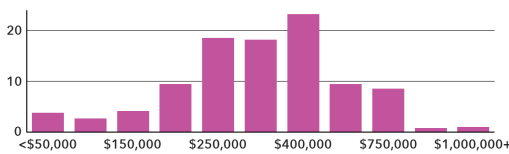
Home Ownership



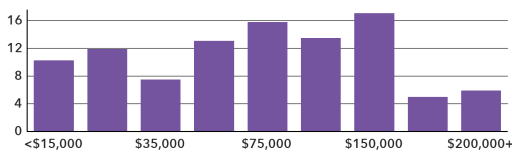
Housing: Year Built



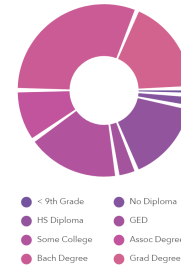
Home Value



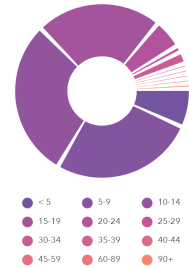
Household Income



Educational Attainment



Commute Time: Minutes



Dots show comparison to 30049 (Lewis and Clark County)

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026

**2823 AIRPORT ROAD**

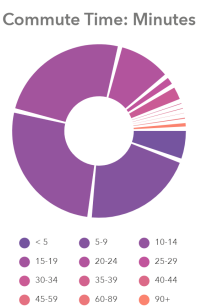
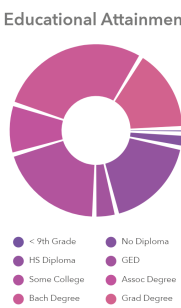
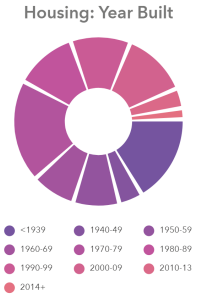
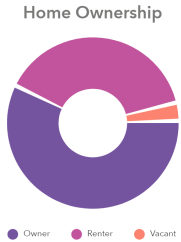
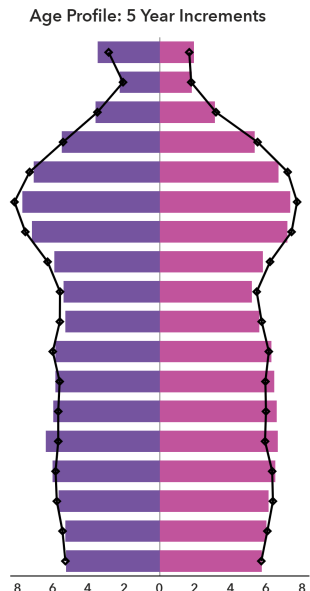
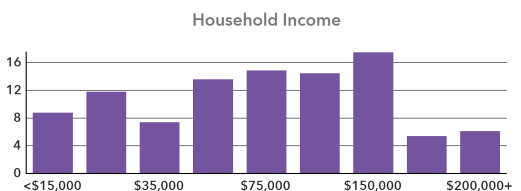
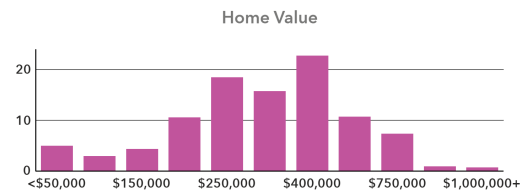
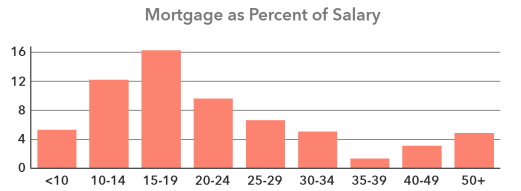
2823 AIRPORT ROAD, HELENA, MONTANA, 59601

# CENTURY 21 COMMERCIAL.

## INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)

### COMMUNITY PROFILE

**51,673** **1.0%** **2.3** **21.2** **41.6** **\$61,905** **\$117,548** **\$276,938** **20%** **61%** **19%**  
 Population Total    Pop Growth    Average HH Size    Diversity Index    Median Age    Median HH Income    Median Net Worth    Median Home Value    Under 18    Ages 18 to 65    Aged 66+



Dots show comparison to 30049 (Lewis and Clark County)

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026

**2823 AIRPORT ROAD**  
 2823 AIRPORT ROAD, HELENA, MONTANA, 59601



# CENTURY 21 COMMERCIAL.

## INFOGRAPHIC: PROPORTIONAL CIRCLES (RING: 1 MILE RADIUS)

### MARKET SUMMARY

2823 Airport Road, Helena, Montana, 59601  
1-mile ring



Population Total	Pop Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Net Worth	Median Home Value	Under 18	Ages 18 to 65	Aged 66+
1,624	0.86%	1.95	27.6	38.7	\$40,006	\$24,891	\$237,719	19.0%	61.2%	19.8%

No High School Diploma 8%



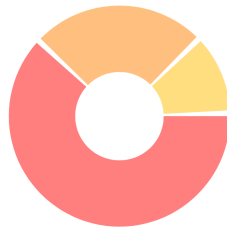
Bachelor's, Professional or Graduate Degree 32%

High School Graduate 27%



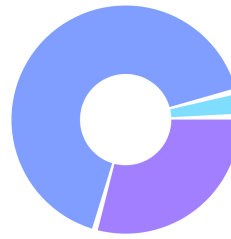
Some College 33%

Educational Attainment



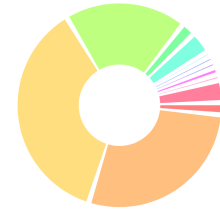
White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership

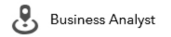


< 5 5-9 10-14 15-19 20-24  
25-29 30-34 35-39 40-44 45-59  
60-89 90+

Commute Time



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2022.



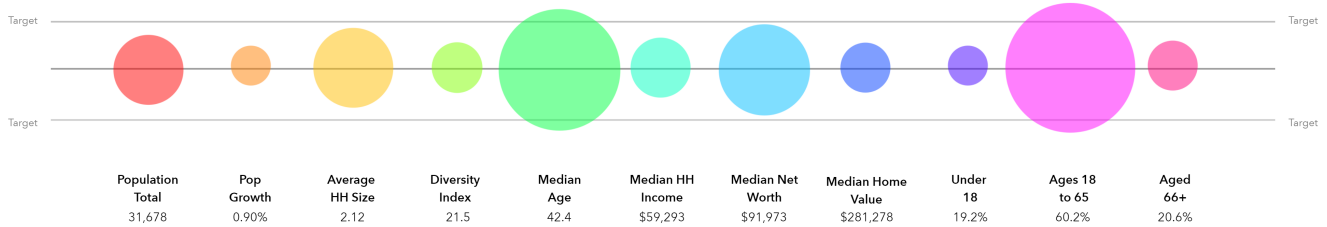
2823 AIRPORT ROAD  
2823 AIRPORT ROAD, HELENA, MONTANA, 59601

# CENTURY 21 COMMERCIAL.

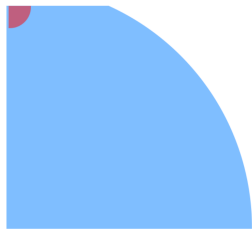
## INFOGRAPHIC: PROPORTIONAL CIRCLES (RING: 3 MILE RADIUS)

### MARKET SUMMARY

2823 Airport Road, Helena, Montana, 59601  
3-mile ring



No High School Diploma 4%



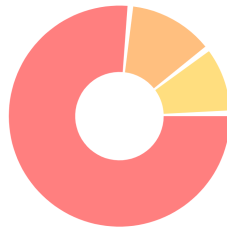
Bachelor's, Professional or Graduate Degree 50%

Educational Attainment

High School Graduate 19%

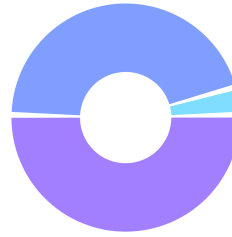


Some College 28%



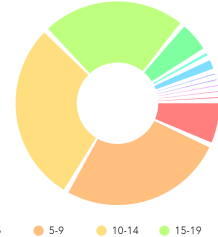
White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership

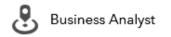


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Commute Time



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2022.



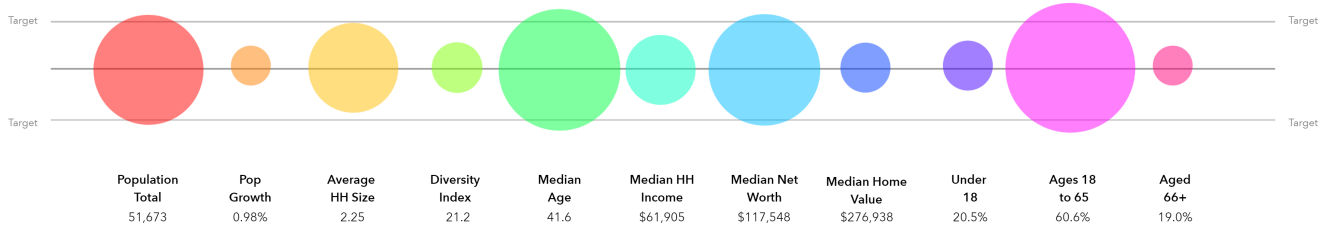
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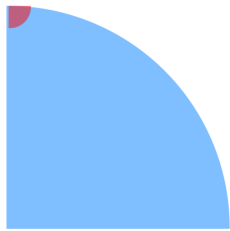
## INFOGRAPHIC: PROPORTIONAL CIRCLES (RING: 5 MILE RADIUS)

### MARKET SUMMARY

2823 Airport Road, Helena, Montana, 59601  
5-mile ring



No High School Diploma 4%



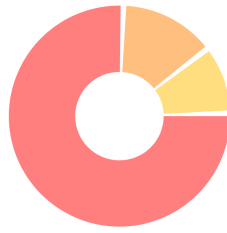
Bachelor's, Professional or Graduate Degree 45%

High School Graduate 22%



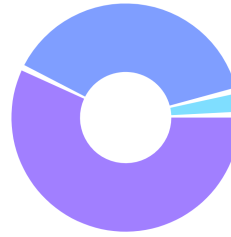
Some College 30%

Educational Attainment



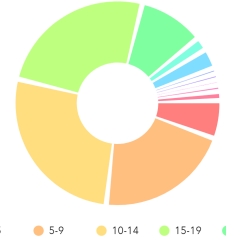
White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership

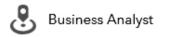


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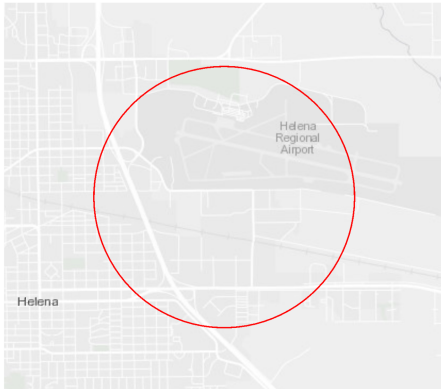


2823 AIRPORT ROAD  
2823 AIRPORT ROAD, HELENA, MONTANA, 59601



# CENTURY 21 COMMERCIAL.

## INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

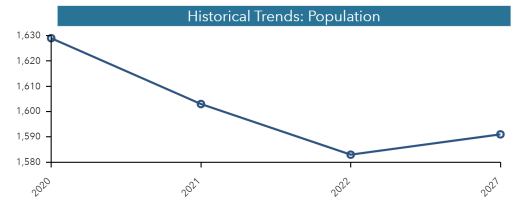


### POPULATION TRENDS AND KEY INDICATORS

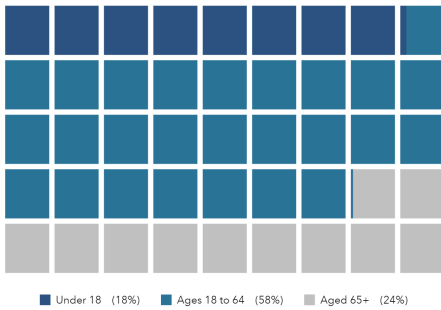
1-mile ring  
2823 Airport Road, Helena, Montana, 59601

<b>1,583</b>	<b>809</b>	<b>1.90</b>	<b>41.5</b>	<b>\$46,718</b>	<b>\$277,155</b>	<b>44</b>	<b>75</b>	<b>38</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

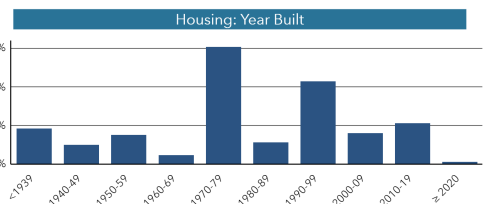
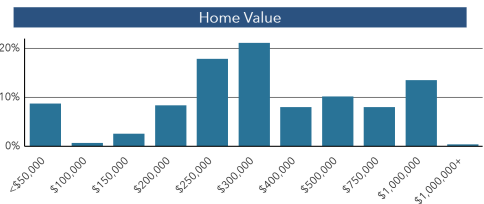
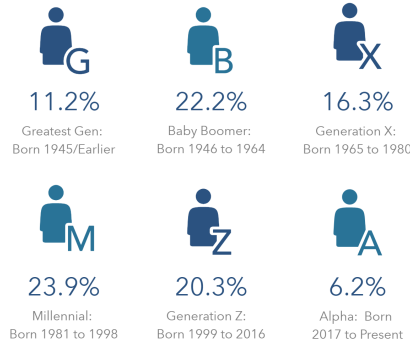
#### MORTGAGE INDICATORS



#### POPULATION BY AGE



#### POPULATION BY GENERATION



esri | THE SCIENCE OF WHERE  
Source: Esri, Esri-U.S. BLS, ACS  
Esri forecasts for 2022, 2027, 2022, 2017-2021  
© 2023 Esri

### 2823 AIRPORT ROAD

2823 AIRPORT ROAD, HELENA, MONTANA, 59601

# CENTURY 21 COMMERCIAL.

## INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

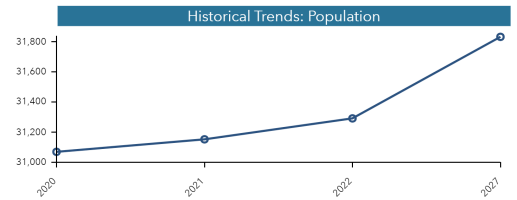


### POPULATION TRENDS AND KEY INDICATORS

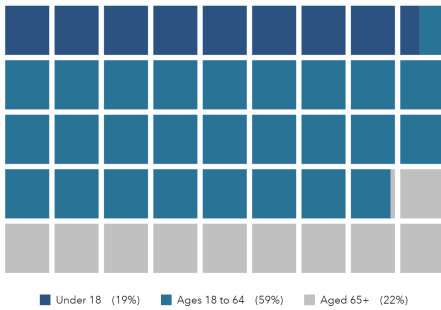
3-mile ring  
2823 Airport Road, Helena, Montana, 59601

<b>31,291</b>	<b>14,312</b>	<b>2.10</b>	<b>43.3</b>	<b>\$67,974</b>	<b>\$316,104</b>	<b>71</b>	<b>96</b>	<b>28</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

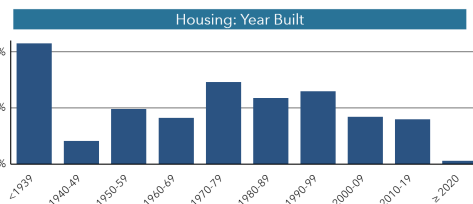
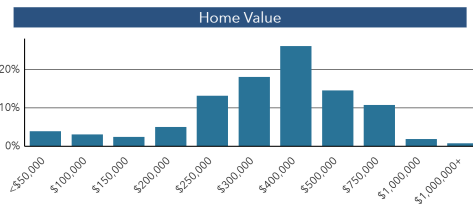
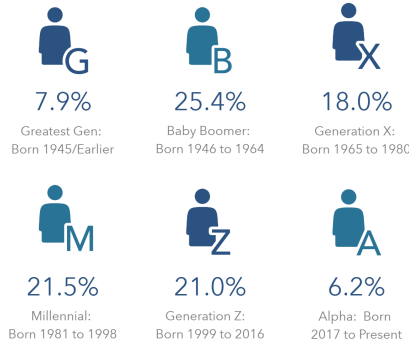
#### MORTGAGE INDICATORS



#### POPULATION BY AGE



#### POPULATION BY GENERATION



esri | THE SPACE OF WHERE  
Source: Esri, Esri-U.S. BLS, ACS  
Esri forecasts for 2022, 2027, 2022, 2017-2021  
© 2023 Esri

### 2823 AIRPORT ROAD

2823 AIRPORT ROAD, HELENA, MONTANA, 59601



# CENTURY 21 COMMERCIAL.

## INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

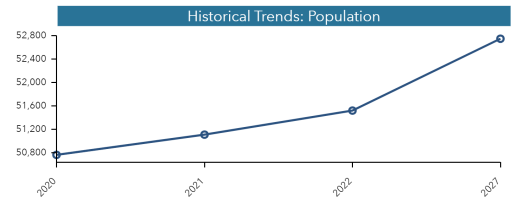


### POPULATION TRENDS AND KEY INDICATORS

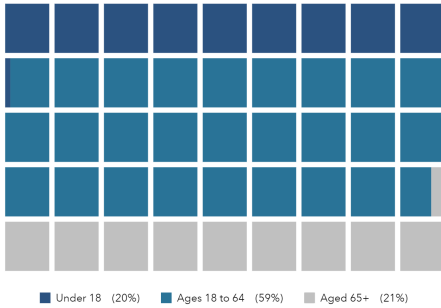
5-mile ring  
2823 Airport Road, Helena, Montana, 59601

<b>51,522</b>	<b>22,674</b>	<b>2.21</b>	<b>42.1</b>	<b>\$71,566</b>	<b>\$314,220</b>	<b>75</b>	<b>102</b>	<b>27</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

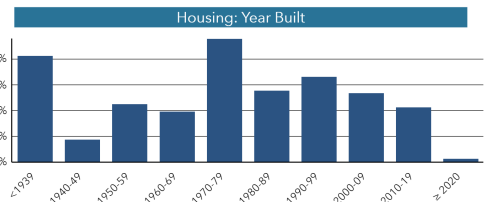
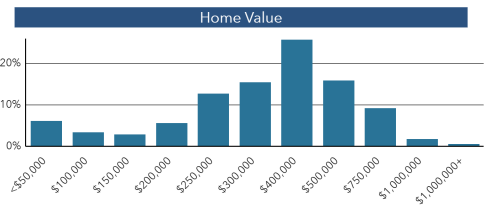
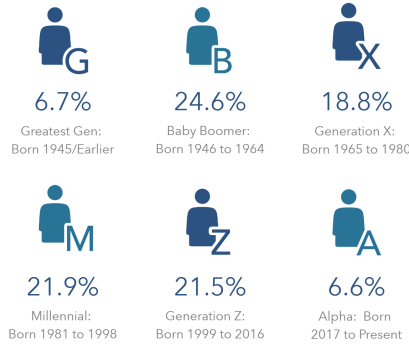
#### MORTGAGE INDICATORS



#### POPULATION BY AGE



#### POPULATION BY GENERATION



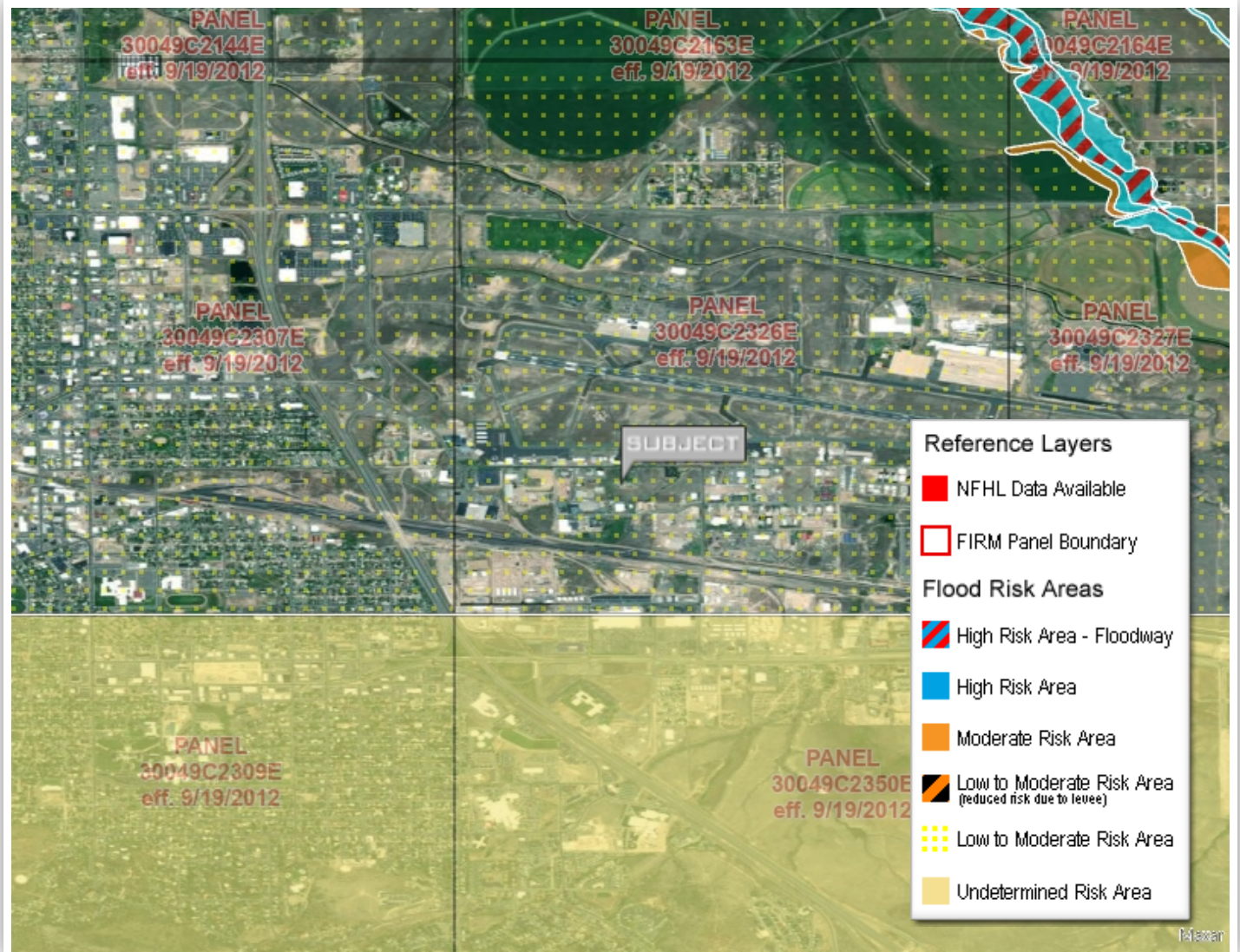
**esri** THE SPACE OF WHERE  
Source: Esri, Esri-U.S. BLS, ACS  
Esri forecasts for 2022, 2027, 2022, 2017-2021  
© 2023 Esri

### 2823 AIRPORT ROAD

2823 AIRPORT ROAD, HELENA, MONTANA, 59601

# CENTURY 21 COMMERCIAL. LOCATION RISK ANALYSIS

Flood Risk Analysis  
FEMA Map Last Updated: 2022-08-12



# CENTURY 21 COMMERCIAL. LOCATION RISK ANALYSIS

## Flood Hazard Designations

FEMA Map Last Updated: 2022-08-12

**High Risk Area** - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

**Zone A:** Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone AE and A1-30:** Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone AH:** Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone AO:** Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

**Zone AR:** Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone A99:** Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone V:** Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone VE and V1-30:** Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

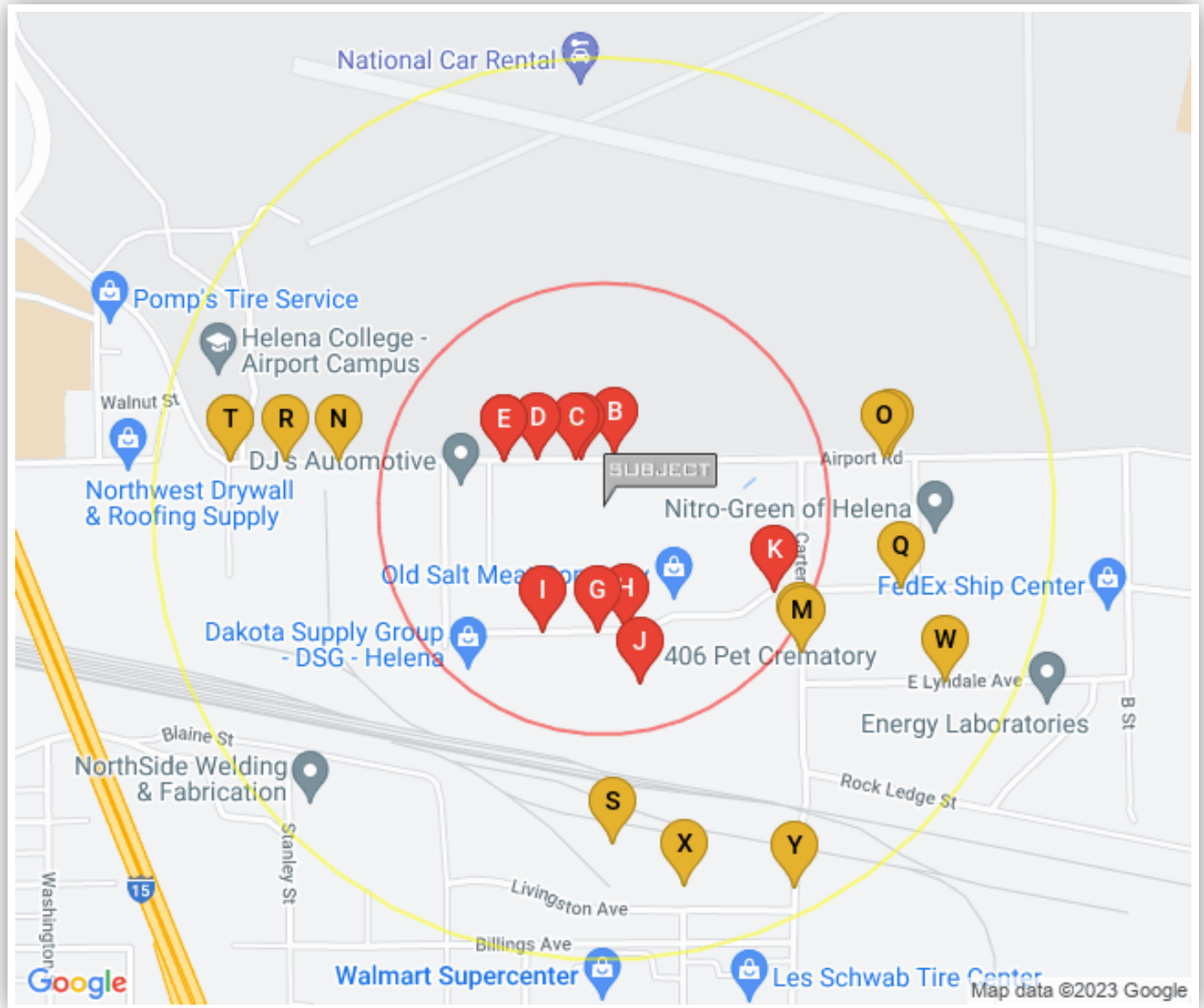
**Moderate Risk Area** - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

**Low to Moderate Risk Area** - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.



# CENTURY 21 COMMERCIAL. LOCATION RISK ANALYSIS

## ENVIRONMENTAL RISK ANALYSIS



# CENTURY 21 COMMERCIAL.

## LOCATION RISK ANALYSIS

Locations within 0.25 mile of Subject

### **HELENA AIRCRAFT SERVICE** Latest Update: 29-Mar-2014

**Site Type:** STATIONARY      **Address:** 2718 AIRPORT RD  
**County:** LEWIS AND CLARK      **Facility Detail Report:** [110045550809](#)  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO			

### **MT ARNG AASF** Latest Update: 26-Jan-2012

**Site Type:** STATIONARY      **Address:** 2800 OLD AIRPORT RD  
**County:** LEWIS AND CLARK      **Facility Detail Report:** [110004002034](#)  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	MT-CEDARS			
UNSPECIFIED UNIVERSE	RCRAINFO			

### **CORPORATE AIR HELENA** Latest Update: 29-Mar-2014

**Site Type:** STATIONARY      **Address:** 2710 AIRPORT RD  
**County:** LEWIS AND CLARK      **Facility Detail Report:** [110045550248](#)  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO		DOUG ROTONDI	406-443-4543
UNSPECIFIED UNIVERSE	RCRAINFO		DOUG ROTONDI	4064434543

### **ASSOCIATED FOOD STORES, INC.** Latest Update: 09-Jan-2015

**Site Type:** STATIONARY      **Address:** 2705 AIRPORT ROAD  
**County:** LEWIS AND CLARK      **Facility Detail Report:** [110001474967](#)  
**Country:** UNITED STATES

# CENTURY 21 COMMERCIAL.

## LOCATION RISK ANALYSIS

Interest Type	Source	Contact Role	Contact Name	Phone
AIR MINOR	AIRSAFS		JOHN WADDELL	4064423140
AIR MINOR	AIRSAFS		JOHN WADDELL	4064423140

### MDT AERONAUTICS FACILITY

Latest Update: 29-Dec-2014

**Site Type:** STATIONARY  
**County:** LEWIS AND CLARK  
**Country:**  
**Address:** 2630 AIRPORT RD  
**Facility Detail Report:** [110020419590](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	MT-CEDARS			

### MDT HELENA AIRPORT FACILITY

Latest Update: 03-May-2015

**Site Type:** STATIONARY  
**County:** LEWIS AND CLARK  
**Country:**  
**Address:** 2630 AIRPORT ROAD  
**Facility Detail Report:** [110037075492](#)

Interest Type	Source	Contact Role	Contact Name	Phone
ENFORCEMENT COMPLIANCE ACTIVITY	ICIS			

### CELLCO - HELENA MTSO

Latest Update: 03-May-2015

**Site Type:** STATIONARY  
**County:** LEWIS AND CLARK  
**Country:** UNITED STATES  
**Address:** 2730 BOZEMAN AVENUE  
**Facility Detail Report:** [110040425572](#)

Interest Type	Source	Contact Role	Contact Name	Phone
ENFORCEMENT COMPLIANCE ACTIVITY	ICIS			
FORMAL ENFORCEMENT ACTION	ICIS			



# CENTURY 21 COMMERCIAL.

## LOCATION RISK ANALYSIS

### 406 PET CREMATORY

Latest Update:

**Site Type:** STATIONARY      **Address:** 2807 BOZEMAN AVE  
**County:** LEWIS AND CLARK      **Facility Detail Report:** [110070628913](#)  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
AIR MINOR	EIS			

### BEASON ENTERPRISES CONSTRUCTION INC

Latest Update: 03-May-2015

**Site Type:** STATIONARY      **Address:** 2701 BOZEMAN AVENUE  
**County:** LEWIS AND CLARK      **Facility Detail Report:** [110044234575](#)  
**Country:**

Interest Type	Source	Contact Role	Contact Name	Phone
ENFORCEMENT COMPLIANCE ACTIVITY	ICIS			

### MOUNTAIN VALLEY CREMATORY

Latest Update: 01-Jun-2017

**Site Type:** STATIONARY      **Address:** 2807 BOZEMAN AVE  
**County:** LEWIS AND CLARK      **Facility Detail Report:** [110039598012](#)  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	MT-CEDARS			
AIR MINOR	AIRSAFS			
AIR MINOR	EIS			

### YAK AND ABE CONSTRUCTION - YOUNG ELECTRIC SIGN COMPANY YESCO

Latest Update: 25-Jul-2014

**Site Type:** STATIONARY      **Address:** 2996 BOZEMAN AVENUE  
**County:** LEWIS AND CLARK      **Facility Detail Report:** [110041935975](#)  
**Country:** UNITED STATES

# CENTURY 21 COMMERCIAL.

## LOCATION RISK ANALYSIS

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER CONSTRUCTION	NPDES	vice president	RICHARD ABRAHAM	4064429170
ICIS-NPDES NON-MAJOR	NPDES	vice president	RICHARD ABRAHAM	4064429170

Locations within 0.50 mile of Subject

### **MERGENTHALER TRANSFER & STORAGE CO** Latest Update: 30-Mar-2010

**Site Type:** STATIONARY      **Address:** UNK  
**County:** GALLATIN      **Facility Detail Report:** [110020308852](#)  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	MT-CEDARS			

### **MTS FREIGHT** Latest Update:

**Site Type:** STATIONARY      **Address:** 1450 CARTER DR  
**County:** LEWIS AND CLARK      **Facility Detail Report:** [110063682616](#)  
**Country:** USA

Interest Type	Source	Contact Role	Contact Name	Phone
LQG	RCRAINFO	sr vp safety & compliance	ART VILLA	406-441-0205
LQG	RCRAINFO	sr vp safety & compliance	ART VILLA	4064410205
LQG	RCRAINFO	sr vp safety & compliance	ART VILLA	4064410205

### **EXEC AIR MONTANA** Latest Update: 29-Dec-2014

**Site Type:** STATIONARY      **Address:** 2430 AIRPORT ROAD  
**County:** LEWIS AND CLARK      **Facility Detail Report:** [110040084841](#)  
**Country:** USA

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES UNPERMITTED	NPDES			

# CENTURY 21 COMMERCIAL.

## LOCATION RISK ANALYSIS

### UPS - HELENA

Latest Update: 01-Apr-2016

**Site Type:** STATIONARY      **Address:** 3029 AIRPORT RD  
**County:** LEWIS AND CLARK      **Facility Detail Report:** [110004009028](#)  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER INDUSTRIAL	NPDES	dist enviro mgr	MARK HERBERLY	4027386732
ICIS-NPDES NON-MAJOR	NPDES	site contact	DISTRICT ENVIR COORDINATOR	2066216380
ICIS-NPDES NON-MAJOR	NPDES	dist enviro mgr	MARK HERBERLY	4027386732
STORM WATER INDUSTRIAL	NPDES	site contact	DISTRICT ENVIR COORDINATOR	2066216380
UNSPECIFIED UNIVERSE	RCRAINFO	nw dist env coordinator	PAUL A VANDEHEY	5039787678
UNSPECIFIED UNIVERSE	RCRAINFO	nw dist env coordinator	PAUL A VANDEHEY	503-978-7678
UNSPECIFIED UNIVERSE	RCRAINFO	nw dist env coordinator	PAUL A VANDEHEY	5039787678

### VETTER AVIATION

Latest Update: 17-Oct-2017

**Site Type:** STATIONARY      **Address:** 3080 AIRPORT RD  
**County:** LEWIS AND CLARK      **Facility Detail Report:** [110004005558](#)  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO		MIKE MCINTYRE	406-443-0066
UNSPECIFIED UNIVERSE	RCRAINFO		MIKE MCINTYRE	406-443-0066

### THE STRIP SHOP BOZEMAN AVE

Latest Update: 29-Dec-2014

**Site Type:** STATIONARY      **Address:** 3025 E BOZEMAN AVE  
**County:** LEWIS AND CLARK      **Facility Detail Report:** [110004010294](#)  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO			

# CENTURY 21 COMMERCIAL.

## LOCATION RISK ANALYSIS

### LIQUOR CONTROL DIVISION

Latest Update: 29-Dec-2014

**Site Type:** STATIONARY      **Address:** 2517 AIRPORT RD  
**County:** LEWIS AND CLARK      **Facility Detail Report:** [110040665401](#)  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	MT-CEDARS			

### MIDSTREAM LPG.

Latest Update:

**Site Type:** STATIONARY      **Address:** 1048 18TH STREET  
**County:** LEWIS AND CLARK      **Facility Detail Report:** [110057004815](#)  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
RMP REPORTER	RMP			

### HELENA COLLEGE OF TECHNOLOGY U OF M 2

Latest Update: 15-Jun-2012

**Site Type:** STATIONARY      **Address:** 2300 AIRPORT RD  
**County:** LEWIS AND CLARK      **Facility Detail Report:** [110004004292](#)  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO		RUSS FILLNER	406-444-6876
UNSPECIFIED UNIVERSE	RCRAINFO		RUSS FILLNER	4064446876

### AUTOMOTIVE SERVICE DYNAMICS

Latest Update: 29-Mar-2014

**Site Type:** STATIONARY      **Address:** 2300 AIRPORT RD  
**County:** LEWIS AND CLARK      **Facility Detail Report:** [110046088390](#)  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO			



# CENTURY 21 COMMERCIAL.

## LOCATION RISK ANALYSIS



Latest Update: 05-Jul-2016

### JACKSON CONTRACTOR GROUP UM HCT HELENA AIRPORT CAMPUS

**Site Type:** STATIONARY      **Address:** 2300 AIRPORT ROAD  
**County:** LEWIS AND CLARK      **Facility Detail Report:** [110041903759](#)  
**Country:** USA

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER CONSTRUCTION	NPDES	s	TIM SCHOTT	4065429150
STORM WATER CONSTRUCTION	NPDES	s	TIM SCHOTT	4065429150
ICIS-NPDES NON-MAJOR	NPDES	s	TIM SCHOTT	4065429150
ICIS-NPDES NON-MAJOR	NPDES	s	TIM SCHOTT	4065429150



### HELENA CITY OF SHOP COMPLEX LYNDALE

Latest Update: 26-Jan-2012

**Site Type:** STATIONARY      **Address:** 3001 E LYNDALE  
**County:** LEWIS AND CLARK      **Facility Detail Report:** [110004004470](#)  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO		ED ROBINSON	406-447-1565



### GLACIER GOLD LLC - PULP LOG CHIPPER

Latest Update: 30-Apr-2014

**Site Type:** STATIONARY      **Address:**  
**County:** PORTABLE SOURCE      **Facility Detail Report:** [110039625527](#)  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
AIR MINOR	AIRSAFS			
STATE MASTER	MT-CEDARS			

# CENTURY 21 COMMERCIAL. LOCATION RISK ANALYSIS

## BRADNBERRY INC AND J & D TRUCK REPAIR Latest Update: 17-Oct-2017

**Site Type:** STATIONARY **Address:** 789 CARTER DR  
**County:** LEWIS AND CLARK **Facility Detail Report:** [110014454287](#)  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
<a href="#">OTHER HAZARDOUS WASTE ACTIVITIES</a>	<a href="#">RCRAINFO</a>		JAMES DUSENBERRY	406-442-8130

# CENTURY 21 COMMERCIAL. LOCATION RISK ANALYSIS

## Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

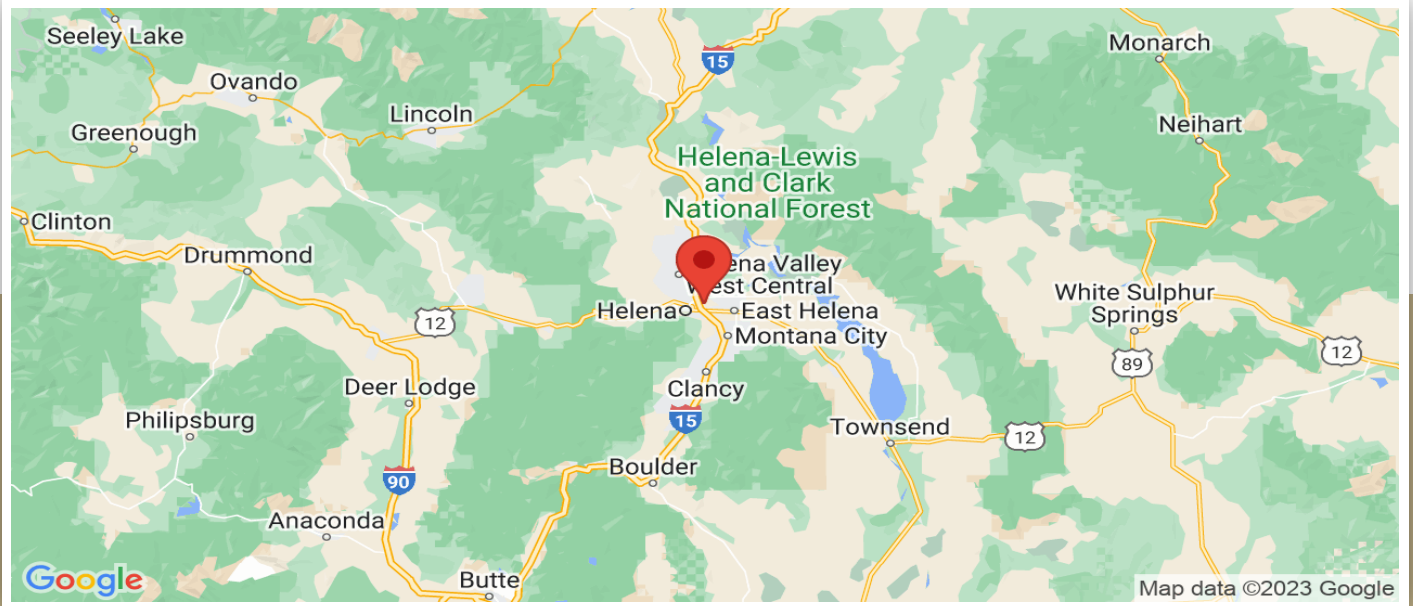
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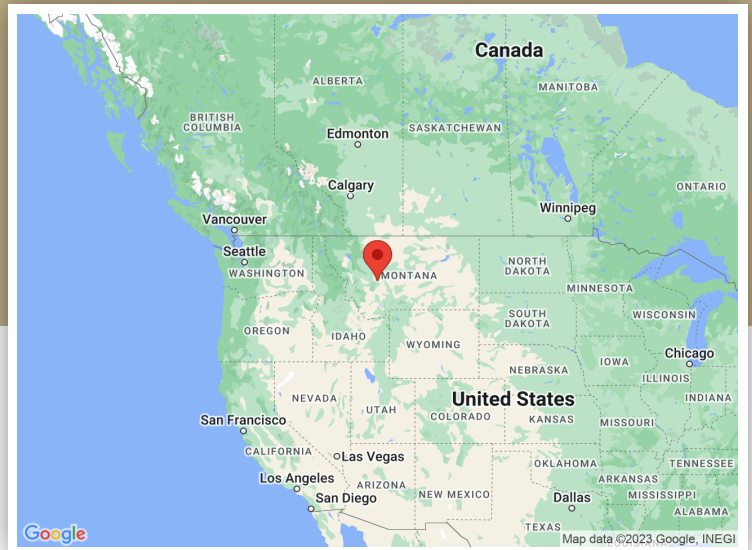
# CENTURY 21 COMMERCIAL. AREA LOCATION MAP



**2823**

**AIRPORT ROAD**

2823 Airport Road  
Helena, Montana,  
59601





# CENTURY 21 COMMERCIAL. AERIAL ANNOTATION MAP



**2823**

**AIRPORT ROAD**

2823 Airport Road  
Helena, Montana,  
59601



## Greg Thornquist

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License: RRE-RBS-LIC-108646



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Phone: 4064390650

Email: [jlagerquist@century21hr.com](mailto:jlagerquist@century21hr.com)

License: RRE-BRO-LIC-53942

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