

Smith's Place for SALE

3 East Main Street

\$1,499,000

Approx. 5,096 SF of Interior Space

East Helena, MT 59635

Approx. 0.285 Acre Lot



FEATURES

- Approx. 5,096 SF of interior space on approx. 0.285 acre lot
- Built in 1919
- 8'-12' wall height
- 2023 Taxes: \$4,462.37
- 2022 AADT: 2,565
- Zoned Downtown Commercial. Buyer to verify its intended use with City
- *Sale includes:* real estate, business, all FF&E and Montana All-Beverage with Gaming License No. 05-635-4119-002
- **Two Buy-Sells required by State of Montana Department of Revenue**
- Financials available upon receipt of executed NDA

FOR MORE INFORMATION PLEASE CONTACT

Scott Blumfield

Broker

406.750.0276

scott@catalyst-cre.com

www.catalyst-cre.com



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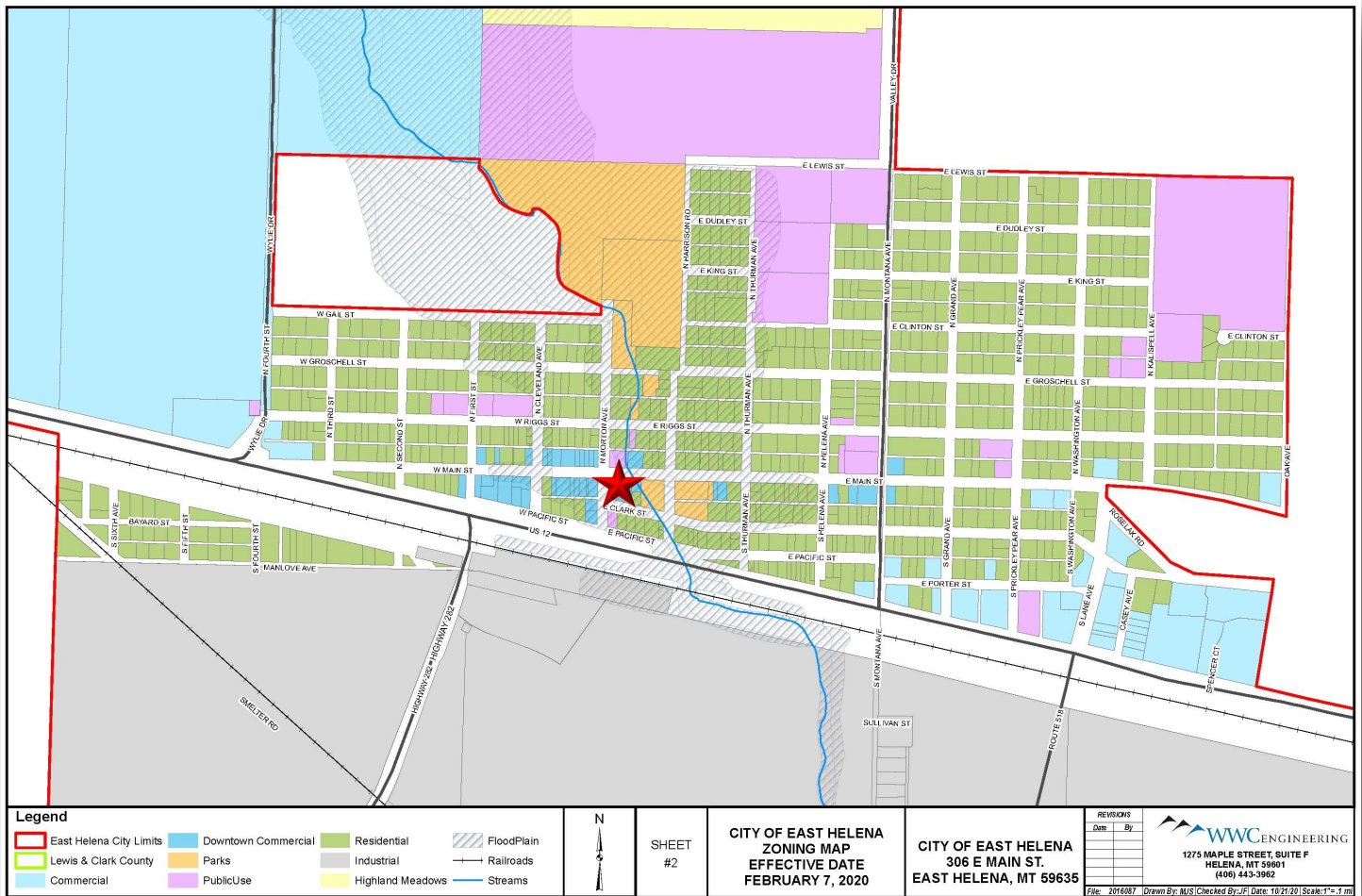
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