

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 \$1,950,000 (\$168/SF)

Property Type Office | Retail

Building Size (per Cadastral)
 $\pm 3,172$ SF Office/Warehouse
 $\pm 3,300$ SF Mezzanine
 $\pm 5,128$ SF Retail>Showroom
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

Three (3) private offices
Expansive Showroom
Conference Room
Kitchenette
Two (2) Restrooms
Ample Storage
Mezzanine

Buildout

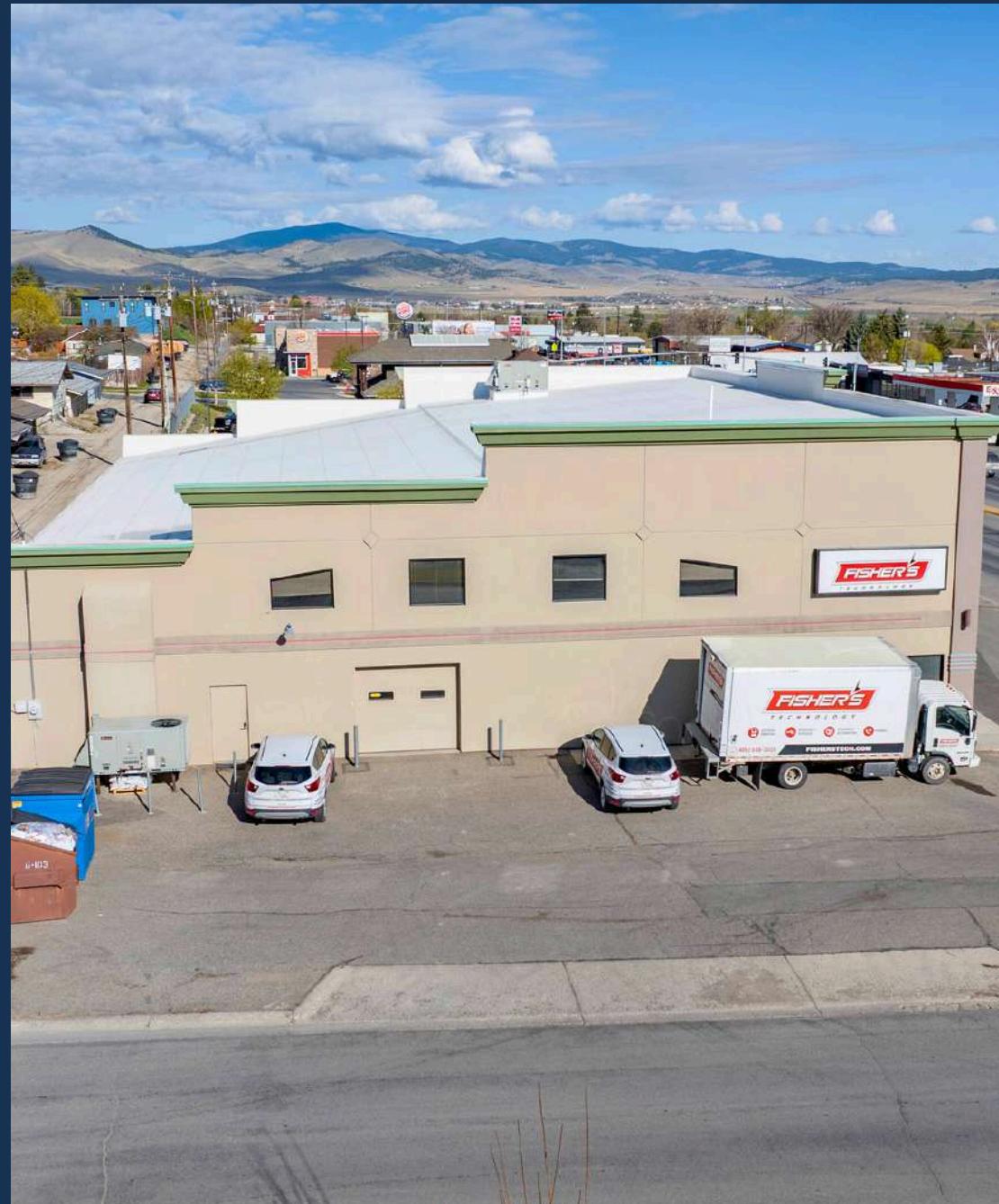
Parking Dedicated paved parking lot(s)

Opportunity Overview

1115 Euclid Avenue

\$1,950,000

| | |
|--|--|
| Building SF (per Montana Cadastral) | Total: $\pm 11,600$ 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 | $\pm 16,880$ 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

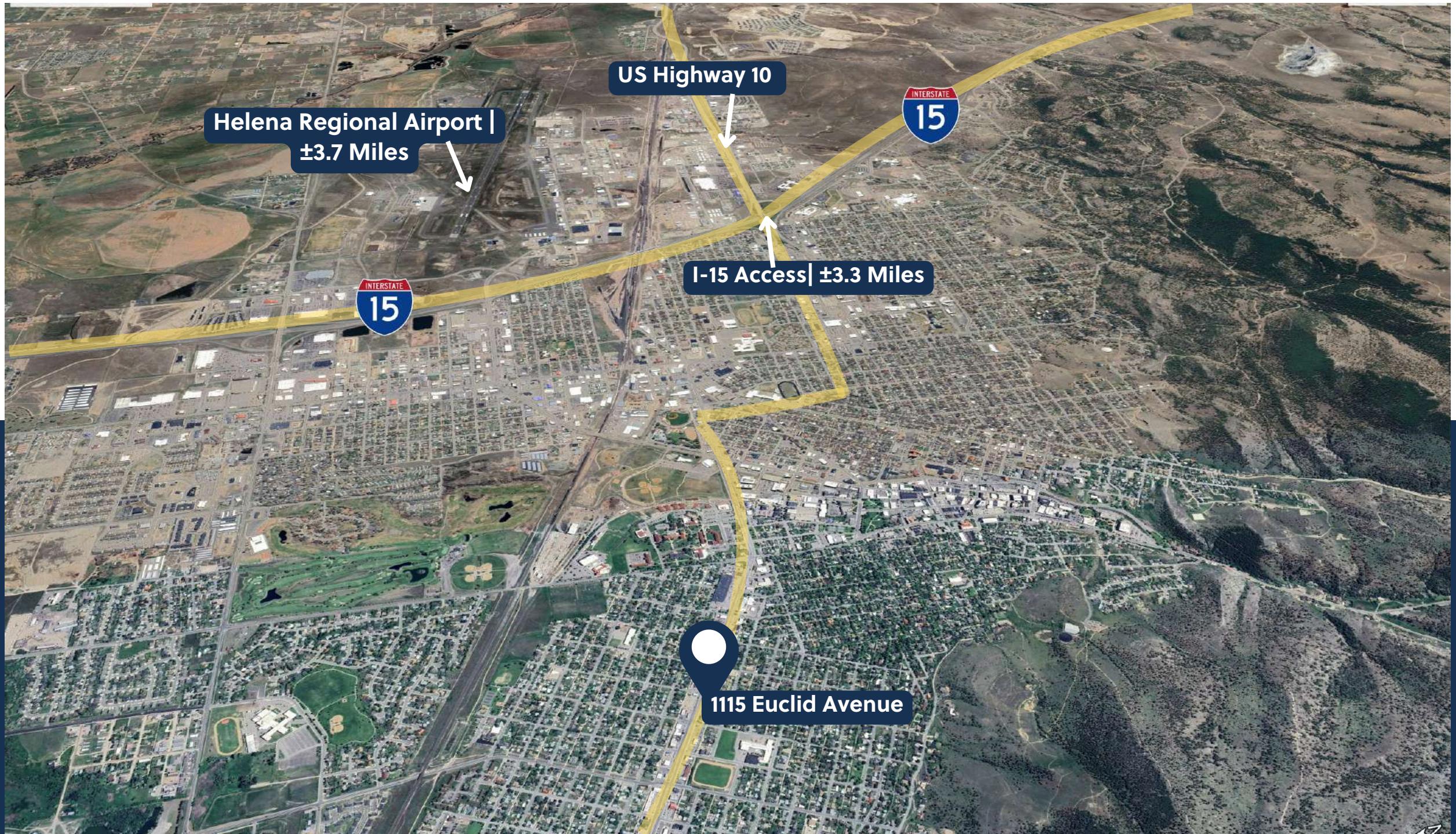
Opportunity Highlights



LOCATION



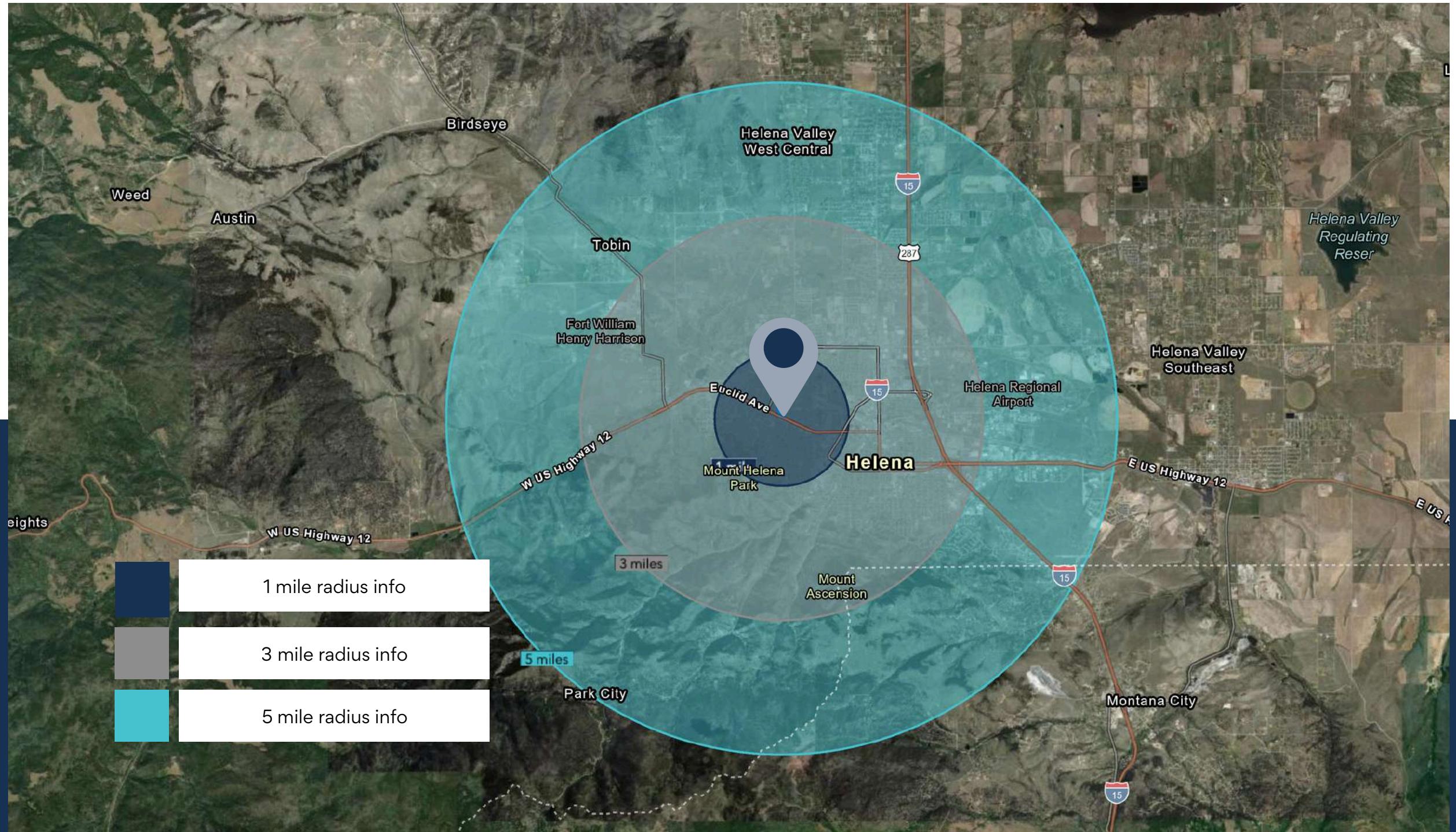
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Regional Locator Map



Local Locator Map



KEY FACTS

32,708

Population



Median Age



Average Household Size

\$69,972

Median Household Income

8,474

2023 Owner Occupied Housing Units (Esri)

6,821

2023 Renter Occupied Housing Units (Esri)



2,472

Total Businesses



32,704

Total Employees

3 miles

HOUSING STATS



\$394,736

Median Home Value



\$11,675

Average Spent on Mortgage & Basics



\$886

Median Contract Rent

3 miles

1 mile

2024 Households by income (Esri)

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

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

| 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 |
|---------------------------|--------|---------|---------|
| 2022 Total Population | 9,363 | 32,708 | 43,642 |
| 2022 Household Population | 8,713 | 31,669 | 42,360 |
| 2022 Family Population | 6,005 | 22,259 | 30,623 |
| 2027 Total Population | 9,892 | 33,989 | 45,393 |
| 2027 Household Population | 9,242 | 32,950 | 44,111 |
| 2027 Family Population | 6,343 | 23,046 | 31,738 |

| Variables | 1 mile | 3 miles | 5 miles |
|-------------------------------|-----------|-----------|-----------|
| 2022 Per Capita Income | \$49,555 | \$47,917 | \$47,261 |
| 2022 Median Household Income | \$75,565 | \$69,972 | \$72,323 |
| 2022 Average Household Income | \$114,058 | \$102,975 | \$104,056 |
| 2027 Per Capita Income | \$56,447 | \$54,741 | \$53,882 |
| 2027 Median Household Income | \$85,753 | \$76,608 | \$79,351 |
| 2027 Average Household Income | \$127,647 | \$116,208 | \$117,259 |



Area Employment Heat Map



PROPERTY DETAILS



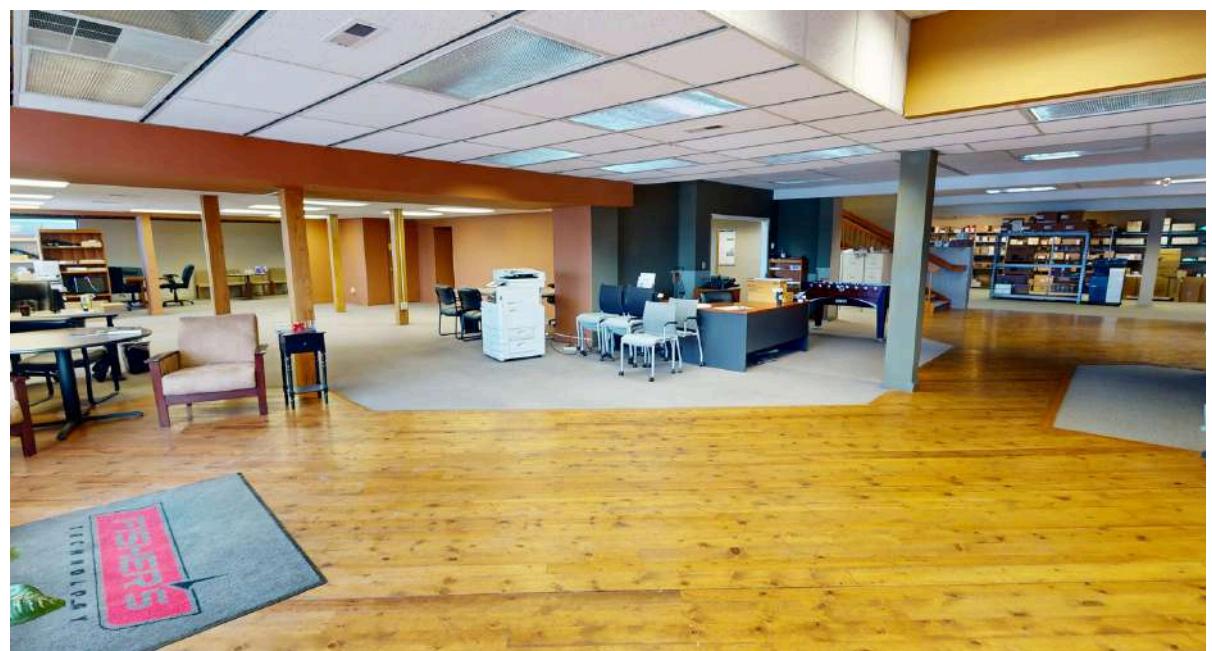
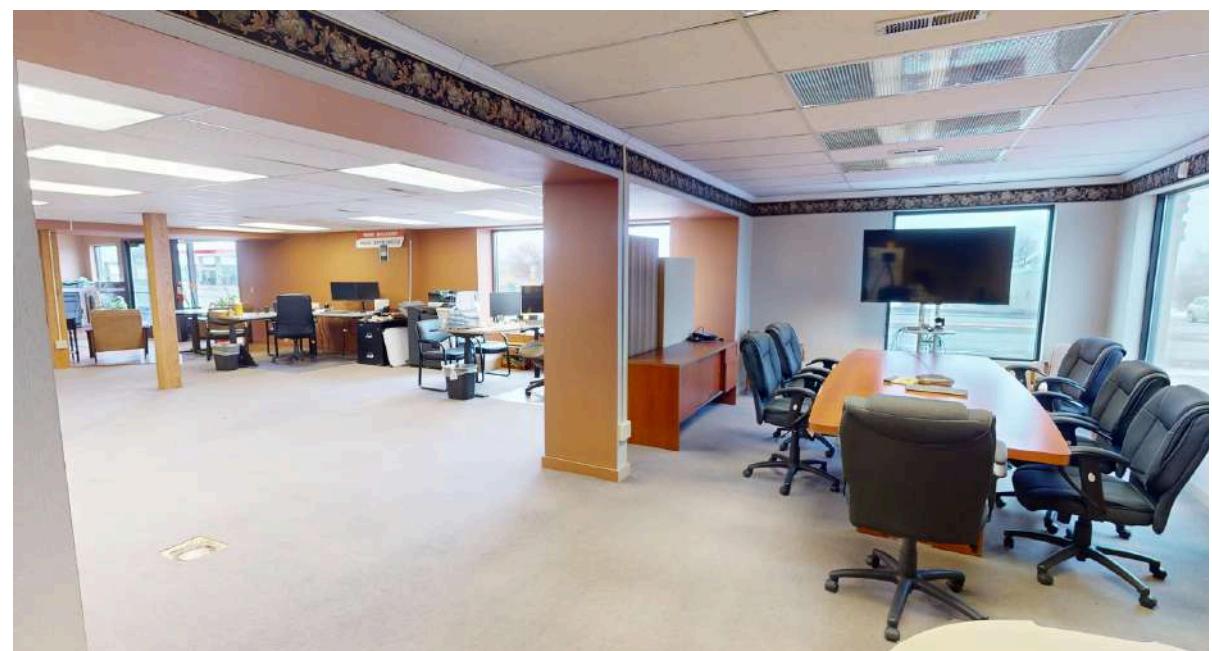
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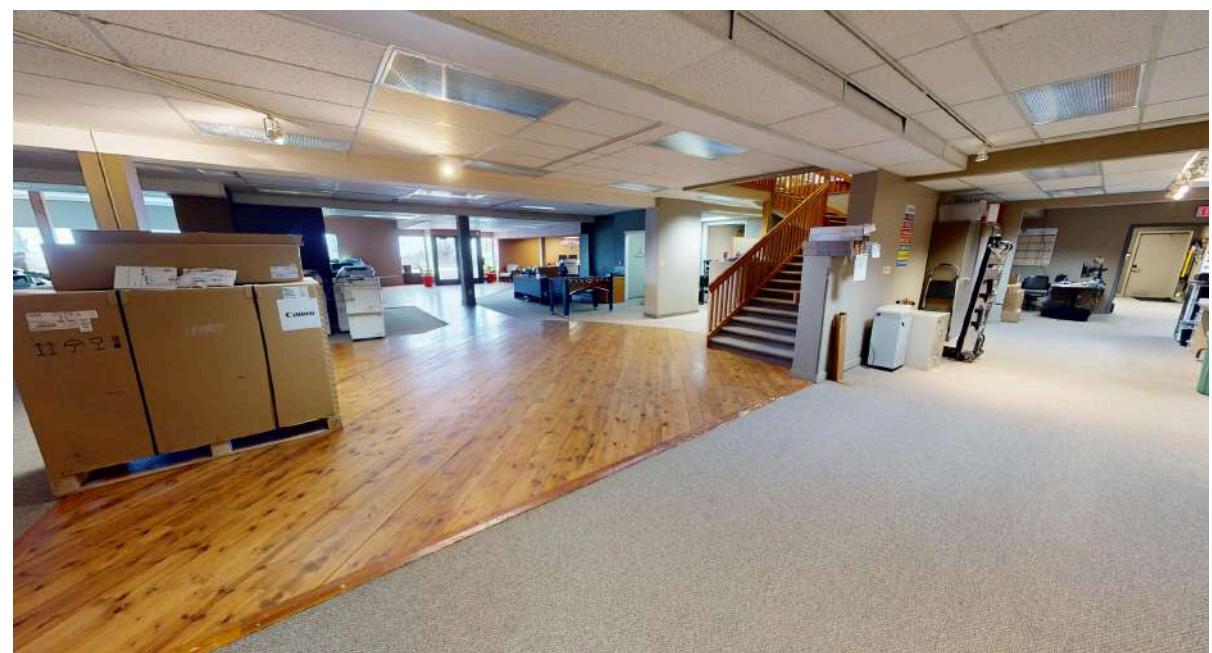


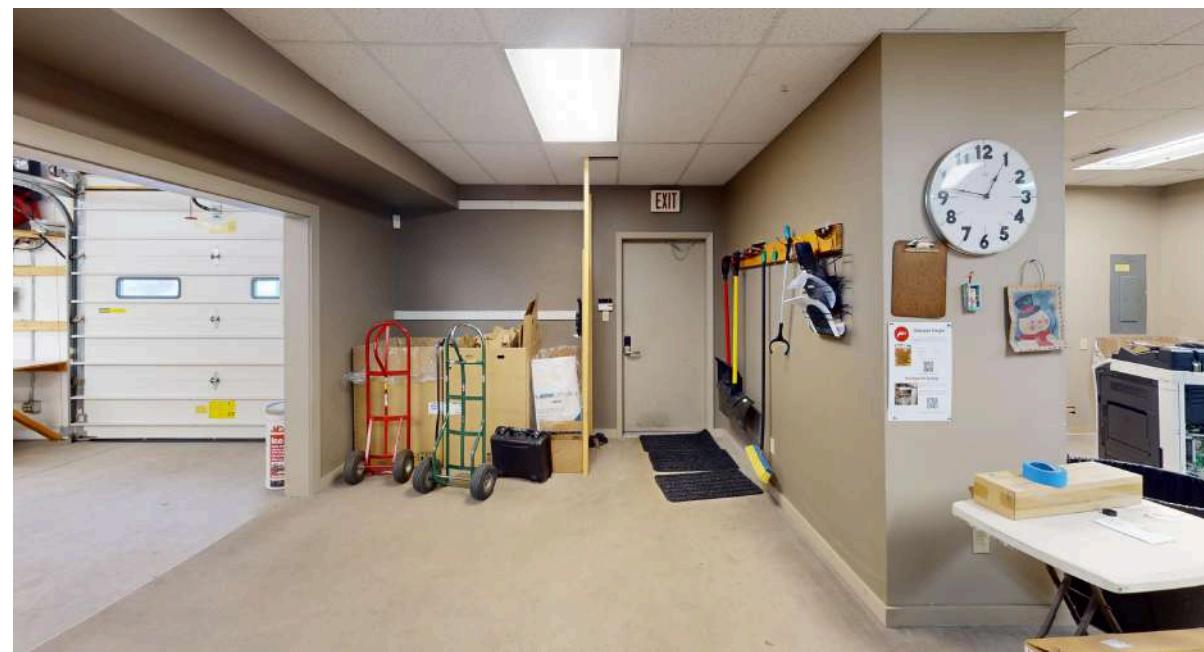
Photos

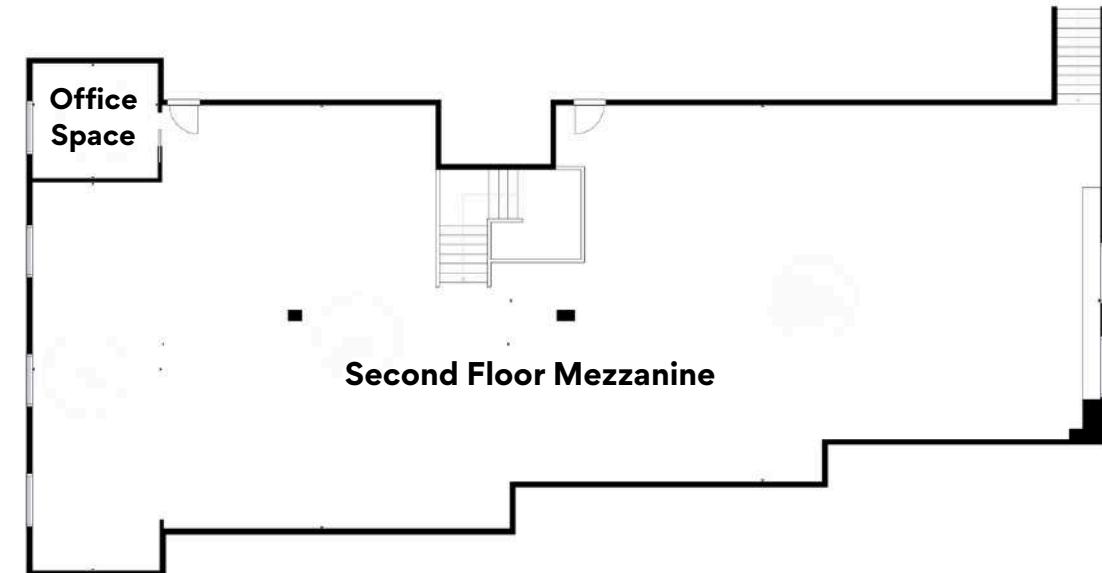
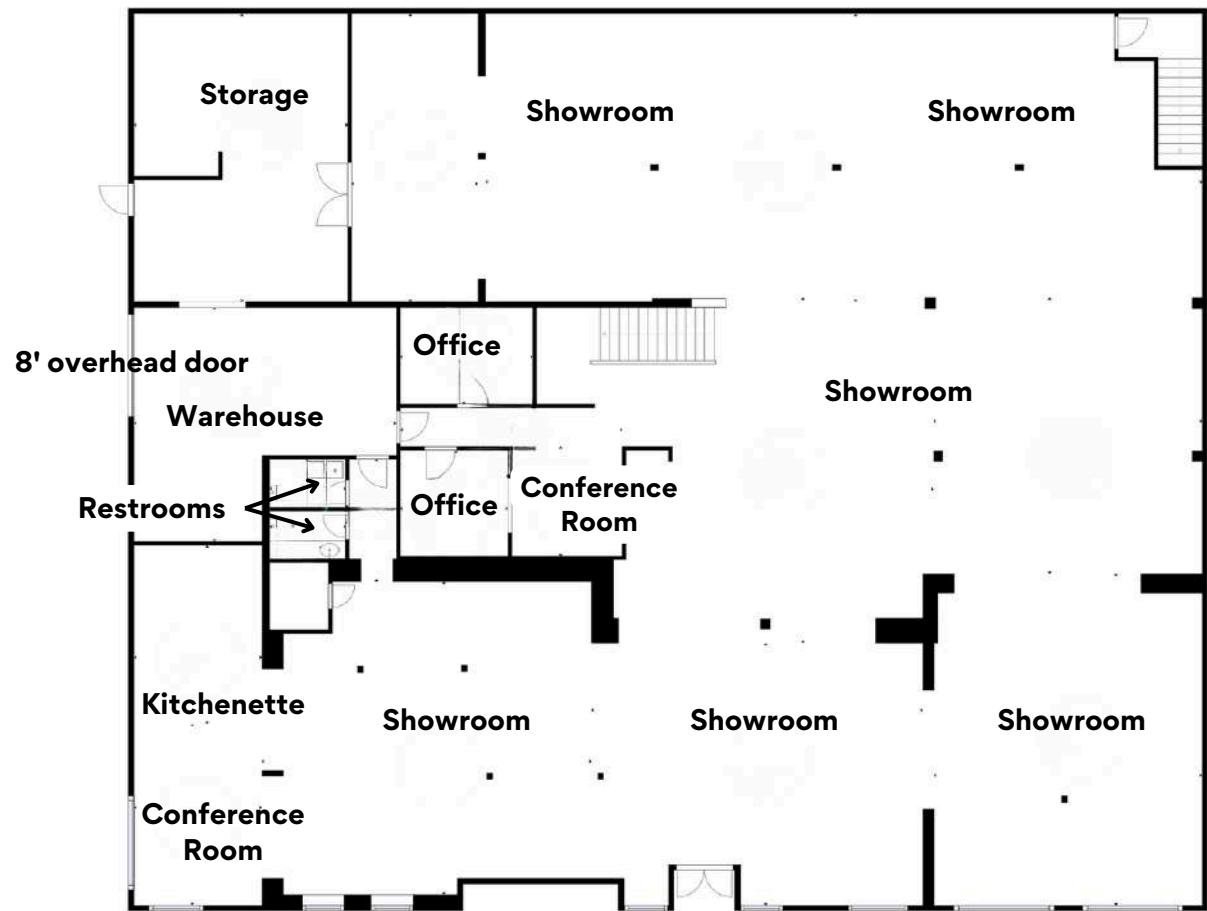


Photos





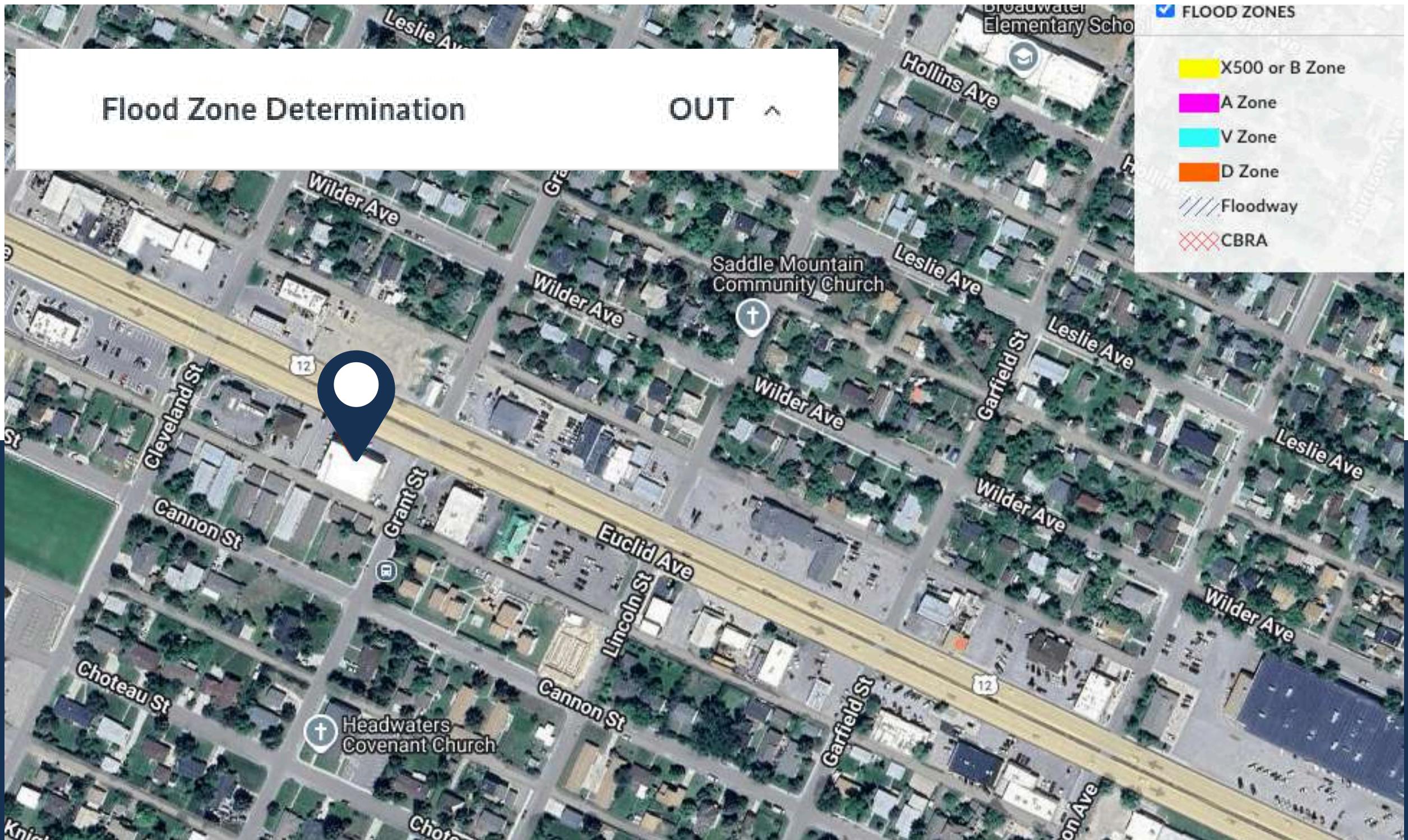


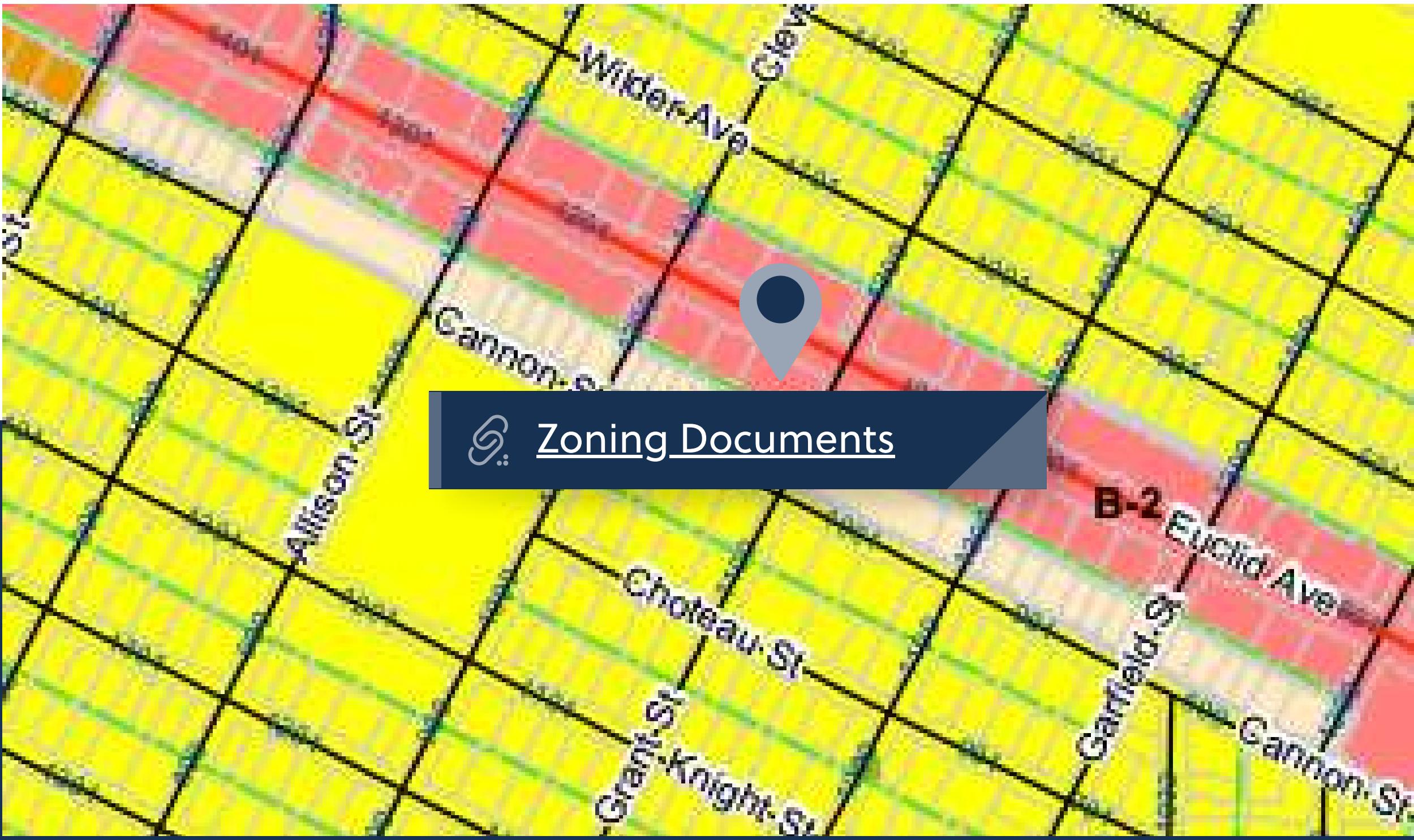


Floor 2



Plat Map





🔗 Zoning Documents

Zoning



Utilities

Water 1115 Euclid Avenue

Wastewater City Water and Sewer

Broadband Spectrum
Century Link

An aerial photograph of a mountainous region. In the foreground, there's a mix of residential buildings, a parking lot with several vehicles, and a road. The middle ground shows more residential areas and some industrial or storage buildings with red roofs. A large, rugged mountain with dense forests covers the background, under a sky with scattered clouds.

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.



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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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