



SterlingCRE
ADVISORS

Commercial Property For Sale on ±1.05 Acres

3210 Euclid/3203 Broadwater Avenue

Helena, Montana

±6,128SF | Former Office Building | ±1.05 Acres

Exclusively listed by:

Claire Matten, CCIM | SIOR

Claire@SterlingCREadvisors.com

406.360.3102



SterlingCRE
ADVISORS

Contents

(click to jump to section)

[Executive Summary](#)

[Property Details](#)

[Demographics](#)

[Brokerage Team](#)

[Limiting Conditions](#)

Executive Summary

SterlingCRE Advisors is pleased to present 3210 Euclid Avenue in Helena Montana. Located just off Highway 12 (Euclid Avenue), this property caters to a wide range of commercial needs and is an ideal fit for an administrative focused business, office, group care or educational facility. Situated in an area experiencing robust growth, this property benefits from highway accessibility while maintaining a quiet neighborhood feel.

The property includes two buildings on 1.05 well manicured acres. There is ample surface parking with 26 spaces, kitchenette, ADA restroom, shower, private offices and bullpen space.

With new retail development in the works adjacent to the subject property along Euclid, the subject property offers the opportunity to move into one of Helena’s sprawling suburban areas.

Interactive Links

 [Link to Listing](#)

 [Street View](#)

Address	3210 Euclid Ave 3203 Broadwater Ave Helena, MT 59602
Purchase Price	\$600,000 (\$97.91/SF)
Property Type	Office Building with Shop
Total Building Square Footage	±6,128 SF (2 buildings)
Total Acreage	±1.05 (±45,738 SF)
Parking	Surface (26 Spaces)
Services	Two (2) septic systems; one (1) well
Buildout	Four (4) private offices Three (3) bullpens Reception area Break room IT Room Work shop with 8' grade level door ADA Restroom Kitchenette

3203 Broadwater Ave | 3210 Euclid Ave

\$600,000 (\$97.91/SF)

Building SF	3210 Euclid Ave : ±4,658 SF 3203 Broadwater Ave: ±1,470 SF Total: ±6,128 SF
Geocode	05-1887-22-4-06-18-0000 05-1887-22-4-06-13-0000
Years Built	1999; 2000
Zoning	Urban Residential Mixed Use with an option for Commercial Light Manufacturing (CLM)
Access	Broadwater Ave via Euclid Ave
Services	One (1) Well; two (2) septic
Taxes	\$7,342.52 (2025) \$2,142.51 (2025) Total: \$9,485.03 (2025)
Parking	25 surface parking spaces
Traffic Count	±10,405 VPD (2023 AADT) - Euclid

Interstate Proximity	±5.2 Miles (Interstate-15)
----------------------	----------------------------



Property Details



Accessible from Highway 12 with close proximity to Fort Harrison VA Hospital



Equipped with two septic systems and a private well



Currently set up as an office administration building



Ample parking and an 8' grade level door



Commercial Light Manufacturing Zoning

Opportunity Highlights

An aerial photograph of a town nestled in a valley. In the foreground, a large, rectangular green field is enclosed by a white fence. To the left of the field are several buildings, including a large white warehouse with blue doors and a smaller grey house. To the right, there's a dirt road and a few more buildings, including a red car and a blue truck. In the background, the town spreads out across a valley, with houses and commercial buildings. Beyond the town, rolling hills and mountains are visible under a cloudy sky. The word "LOCATION" is overlaid in large white letters on a dark blue rectangular background in the center of the image.

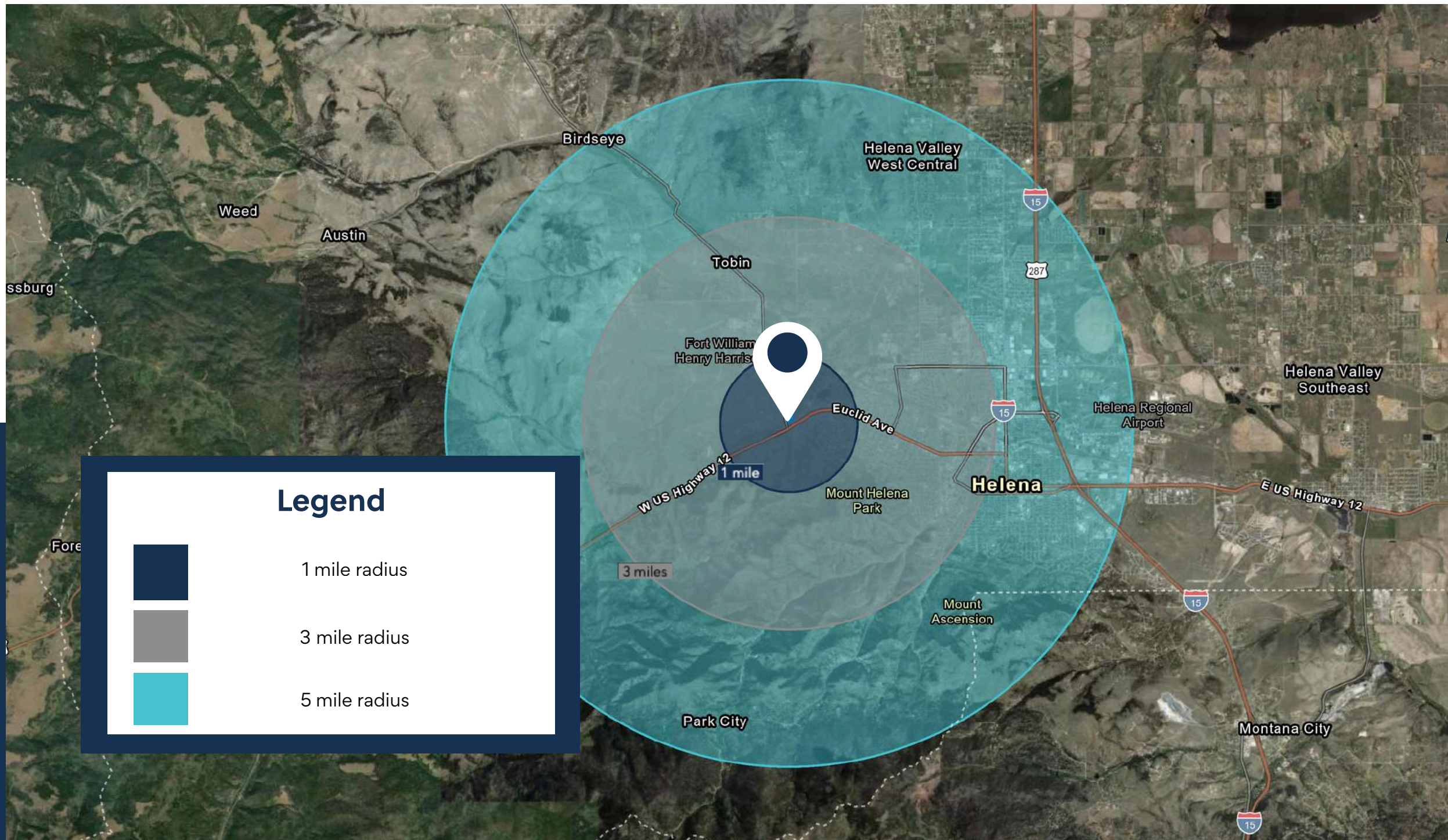
LOCATION



SterlingCRE
ADVISORS



Locator Map



Legend



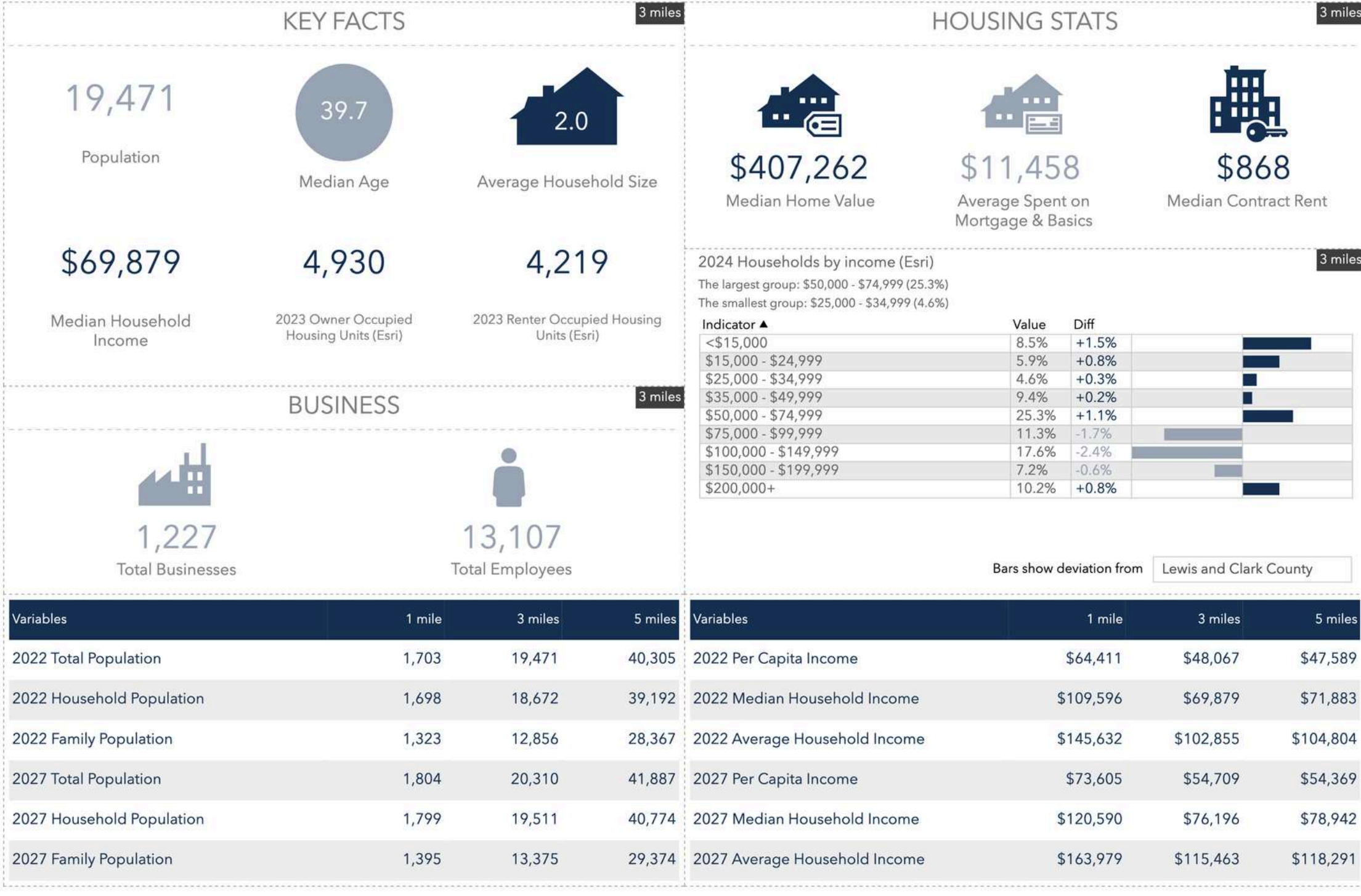
1 mile radius

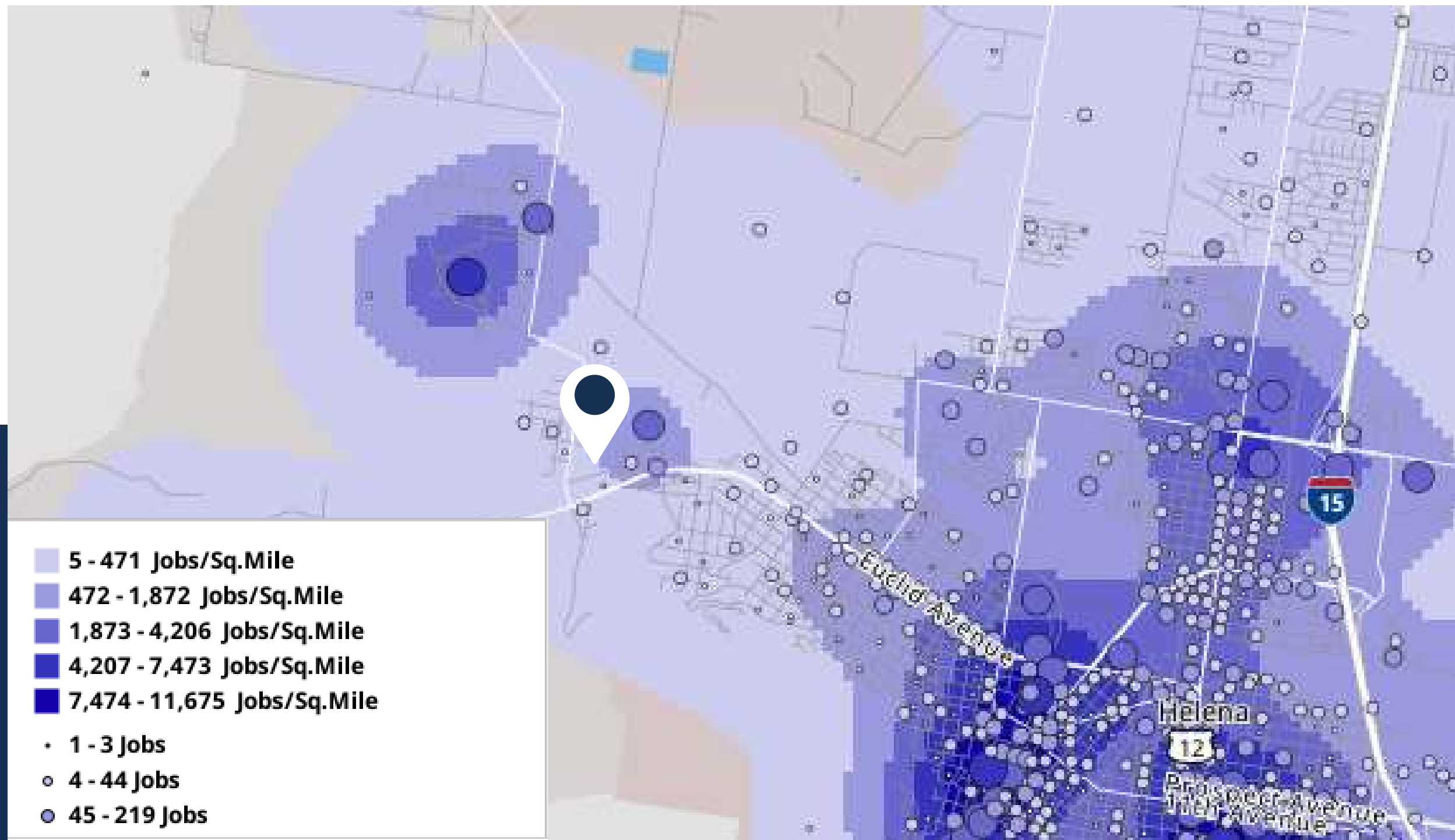


3 mile radius



5 mile radius





Area Employment Heat Map

PROPERTY DETAILS



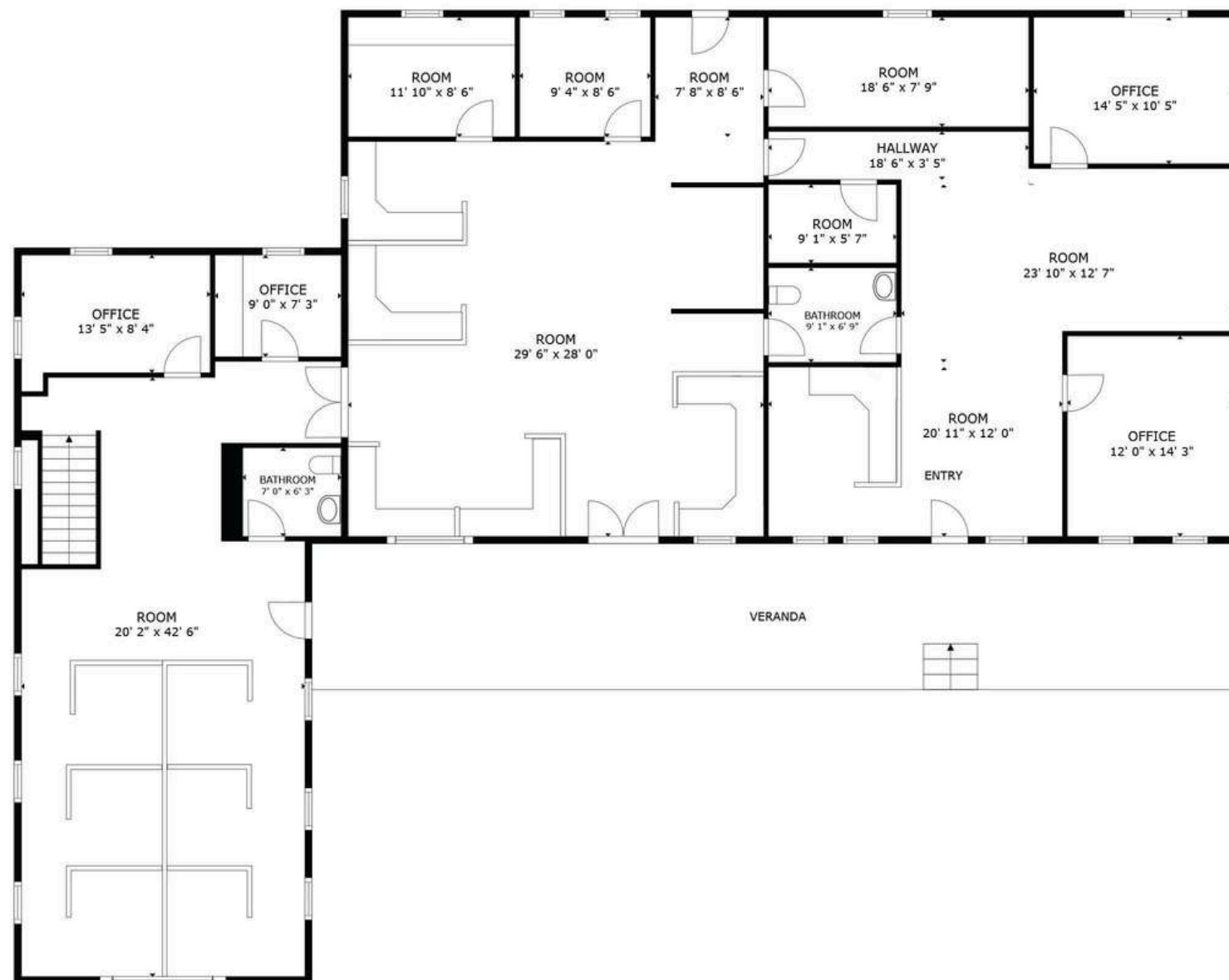
SterlingCRE
ADVISORS





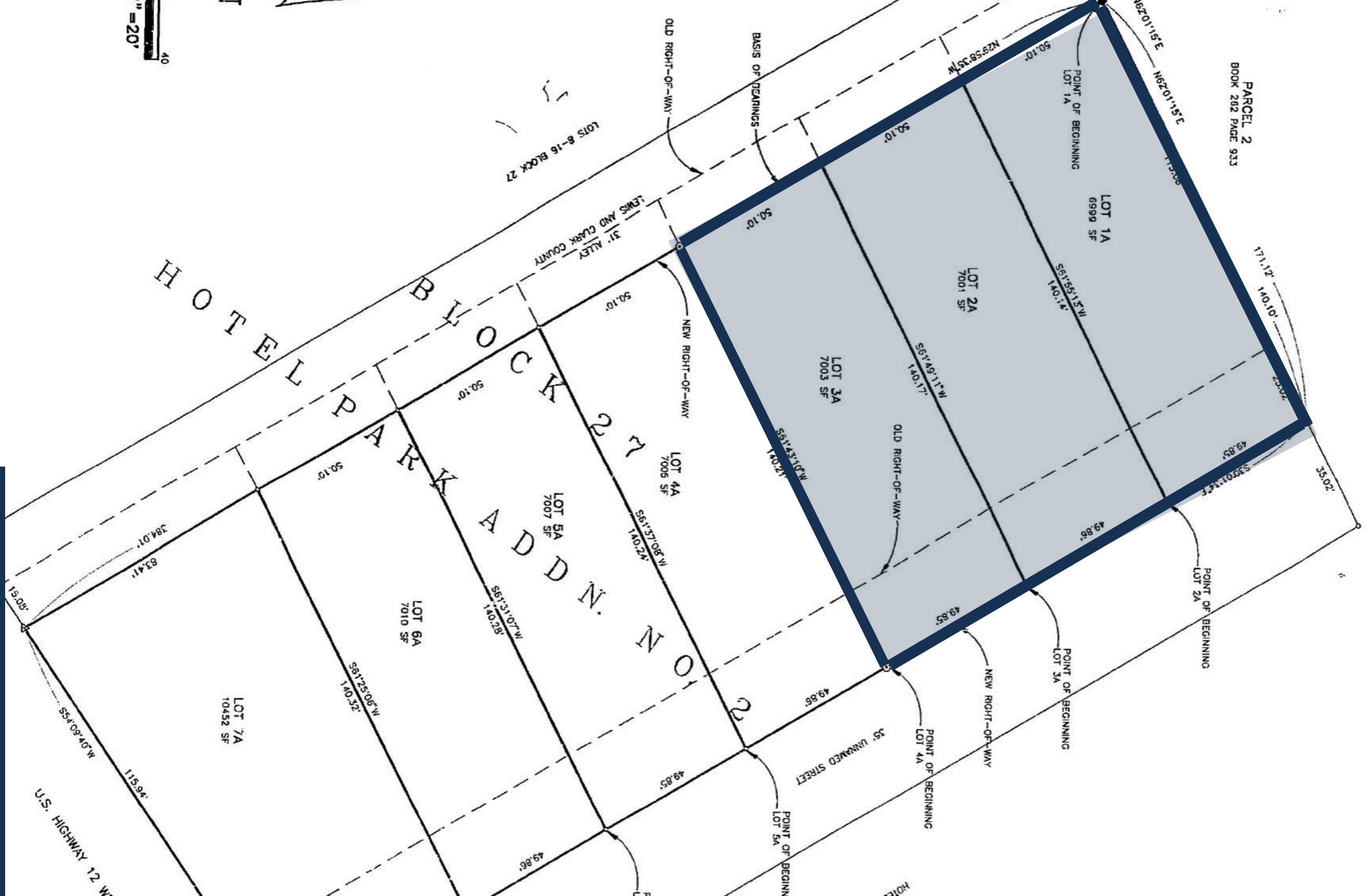


FLOOR 1



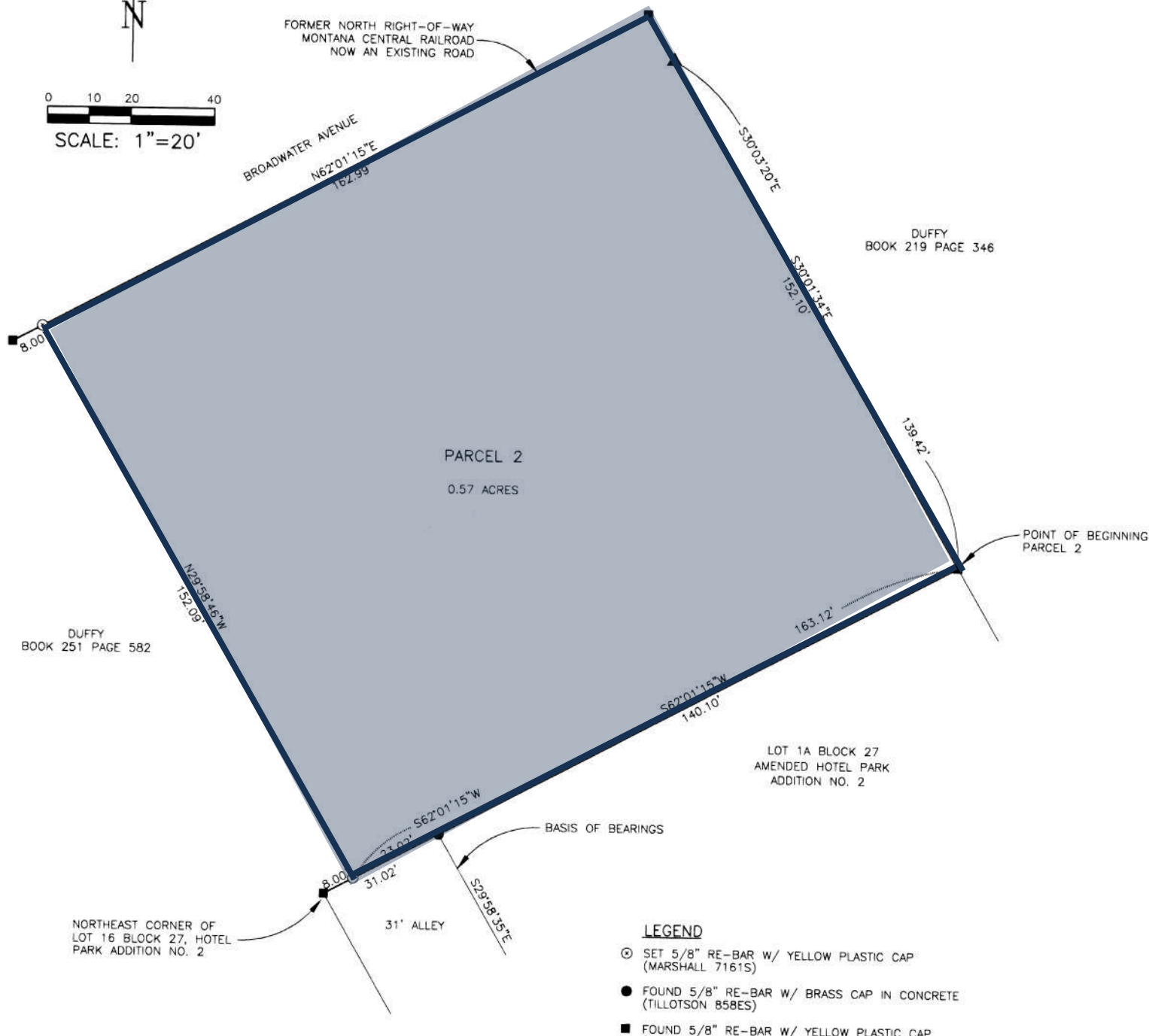
FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 617 sq.ft. FLOOR 2 3,417 sq.ft.
 TOTAL : 4,035 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



SECTION 22, TOWNSHIP 10 NORTH, RANGE 4 WEST, P.M.M.,
LEWIS AND CLARK COUNTY, MONTANA
(OLD DEED REFERENCE: BOOK 262, PAGE 933)
CORRECTED DEED IN BOOK _____ PAGE _____

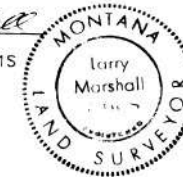
25 58



SURVEYORS CERTIFICATION

I, Larry Marshall, of Helena, Montana, a Registered Land Surveyor, do hereby certify that this plot is a true representation of a survey performed under my direct supervision.

Larry Marshall
Larry Marshall
Montana Registration No. 7161S



SURVEYED FOR: GARY DAVIS

PROPERTY OWNER: KRAUSE

PURPOSE OF SURVEY

To retrace Parcel 2 of corrected deed in book _____ page _____ which is a tract of land in the E 1/2 SE 1/4 of Section 22, Township 10 North, Range 4 West, Lewis and Clark County, Montana. (Old deed reference Book 262, Page 933)

SURVEYORS NOTE

There was a conflict in deeds which resulted in an eight foot overlap. The deed filed with this C.O.S. corrects the conflict.

BASIS OF BEARINGS

Found monuments along the east side of the alley in Block 27 of Hotel Park Addition No. 2, being N29°58'35"W as per C.O.S. No. 494255/T.

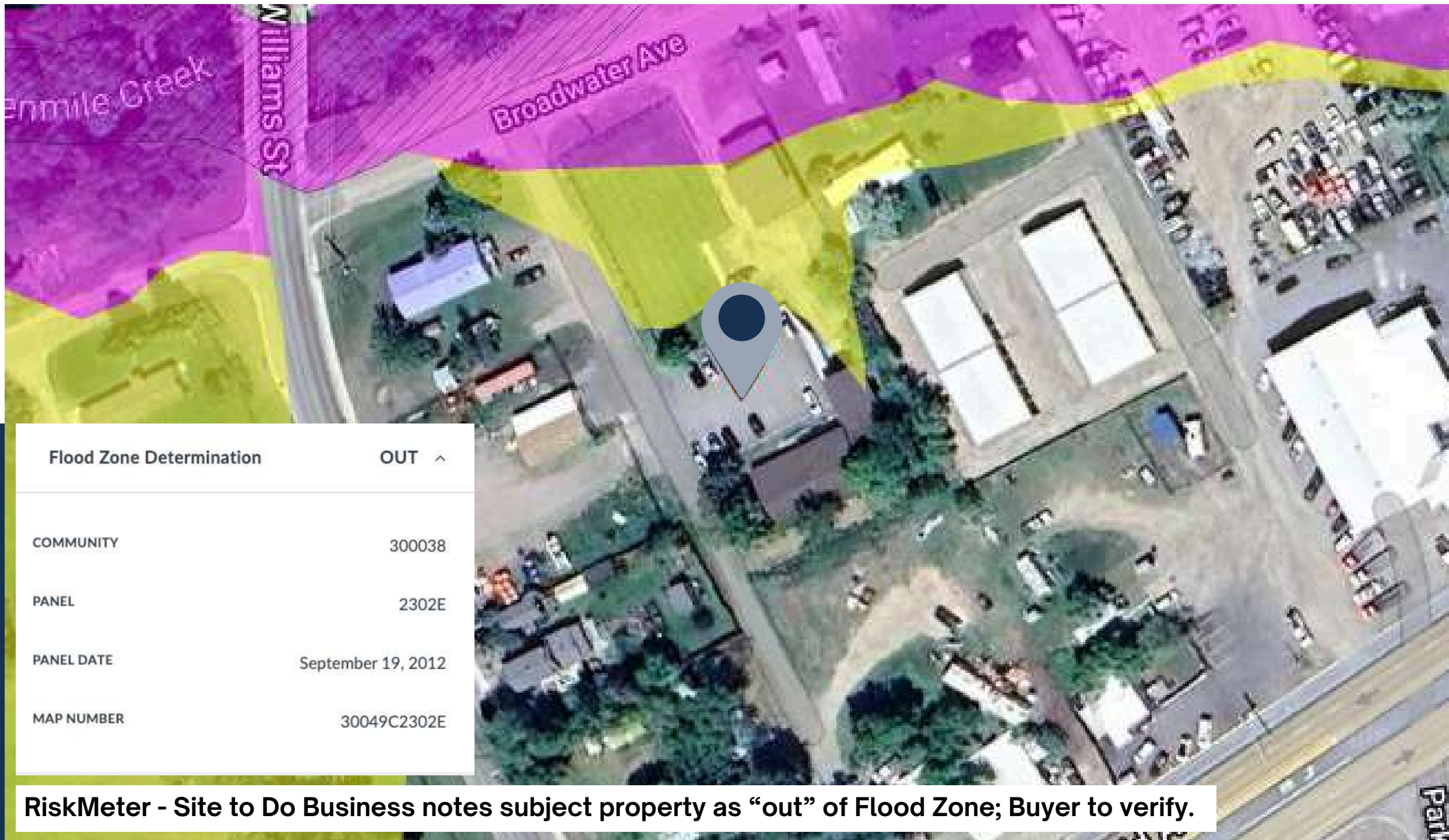
LEGAL DESCRIPTION

PARCEL 2

A tract of land in the E1/2 SE1/4 of Section 22, Township 10 North, Range 4 West, P.M.M. in Lewis and Clark County, Montana, more particularly described as follows: Beginning at the northeast corner of Lot 1A, Block 27 amended Hotel Park Addition No. 2; thence S62°01'15"W 163.12 feet; thence N29°58'46"W, 152.09 feet; thence N62°01'15"E, 162.99 feet; thence S30°01'34"E, 152.10 feet to the Point of Beginning; Containing 0.57 acres.

LEGEND

- ⊙ SET 5/8" RE-BAR W/ YELLOW PLASTIC CAP (MARSHALL 7161S)
- FOUND 5/8" RE-BAR W/ BRASS CAP IN CONCRETE (TILLOTSON 858ES)
- FOUND 5/8" RE-BAR W/ YELLOW PLASTIC CAP





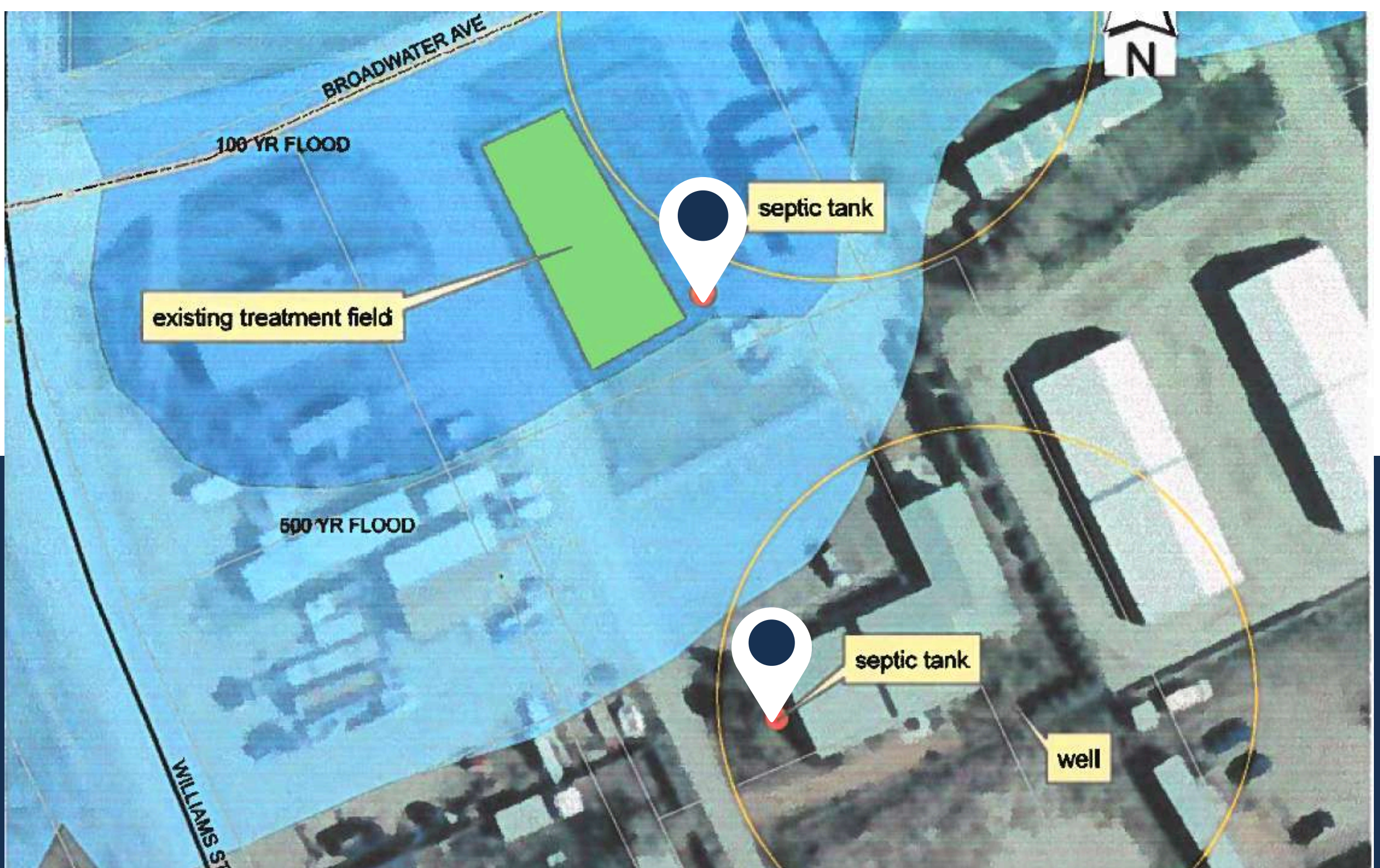


Zoning Documents

Google Earth

Image © 2024, Airbus

Zoning



Utilities Map



Brokerage Advisor & Team



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.

Disclaimer

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.