



**For Sale**  
**\$2,700,000**

108 South Lane  
Avenue, East  
Helena, MT

Presented By:

**JESSIE EAGEN**

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# Property Information

## Section 1



# PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

- \* Established Montana Agency Liquor Store with retail and wholesale distribution operations
- \* Real estate included in the sale
- \* Existing wholesale distribution accounts and business infrastructure in place
- \* Inventory, furniture, fixtures, and equipment included
- \* 2,560-square-foot commercial building on a 14,462-square-foot lot
- \* Functional retail showroom and storage/distribution layout
- \* Located along East Helena's primary commercial corridor
- \* Rare opportunity to acquire a turnkey liquor operation in the Helena Valley market
- \* Positioned to appeal to owner/operators, regional liquor retailers, convenience store operators, and hospitality groups

## OFFERING SUMMARY

Sale Price:	\$2,700,000
Annual Gross Sales - 2025	\$2,597,844
Inventory	\$250,000+/-
Building Size:	2,560 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	159	424	937
Total Population	308	851	2,062
Average HH Income	\$63,738	\$65,820	\$72,528



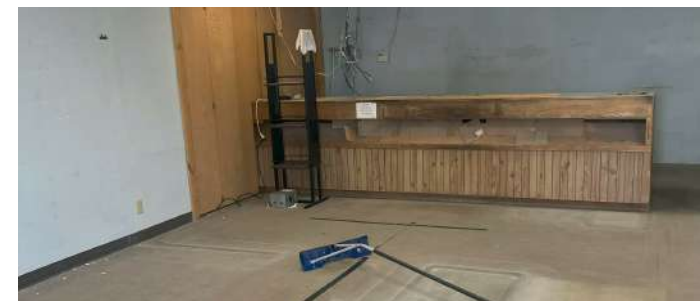
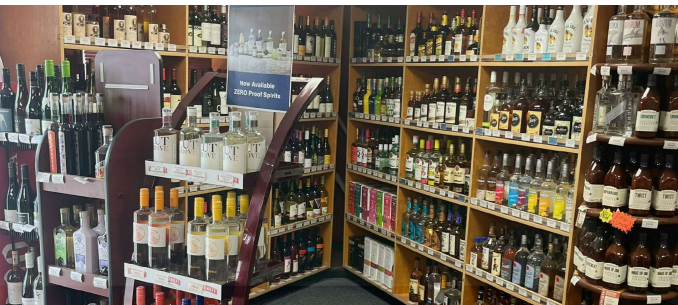
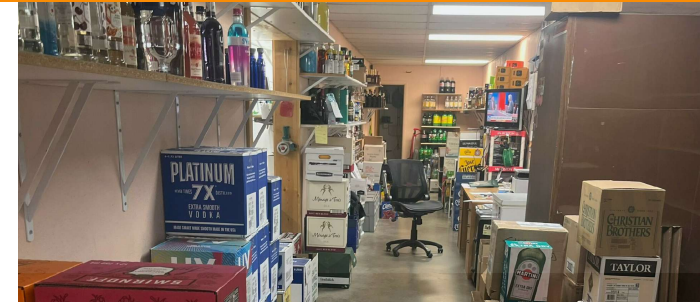
## PROPERTY DESCRIPTION

Located in the growing Helena Valley market, this established state agency liquor store presents a rare opportunity to acquire a turnkey retail and wholesale liquor operation with real estate included. Situated at 108 S Lane Avenue in East Helena, Montana, the offering includes a 2,560-square-foot commercial building positioned on a 14,462-square-foot lot with strong accessibility and on-site parking. The business operates as a Montana Agency Liquor Store, a state-contracted operation authorized for the retail sale and wholesale distribution of distilled spirits and fortified wines. The sale includes the real estate, liquor license, existing wholesale distribution relationships, inventory, and furniture, fixtures, and equipment, creating an attractive opportunity for an owner/operator, regional liquor retailer, convenience store operator, or hospitality group seeking immediate operational capacity in the Helena market. The building features a functional layout with dedicated retail and storage areas designed to support both customer-facing sales and wholesale distribution operations. With limited opportunities to acquire Montana agency liquor store operations with accompanying real estate, this offering combines business value with long-term real estate ownership in one of Montana's steadily expanding communities. Offered at \$2,700,000, the property provides the ability to step into an established operation with existing infrastructure, licensing, and distribution channels already in place.

## LOCATION DESCRIPTION

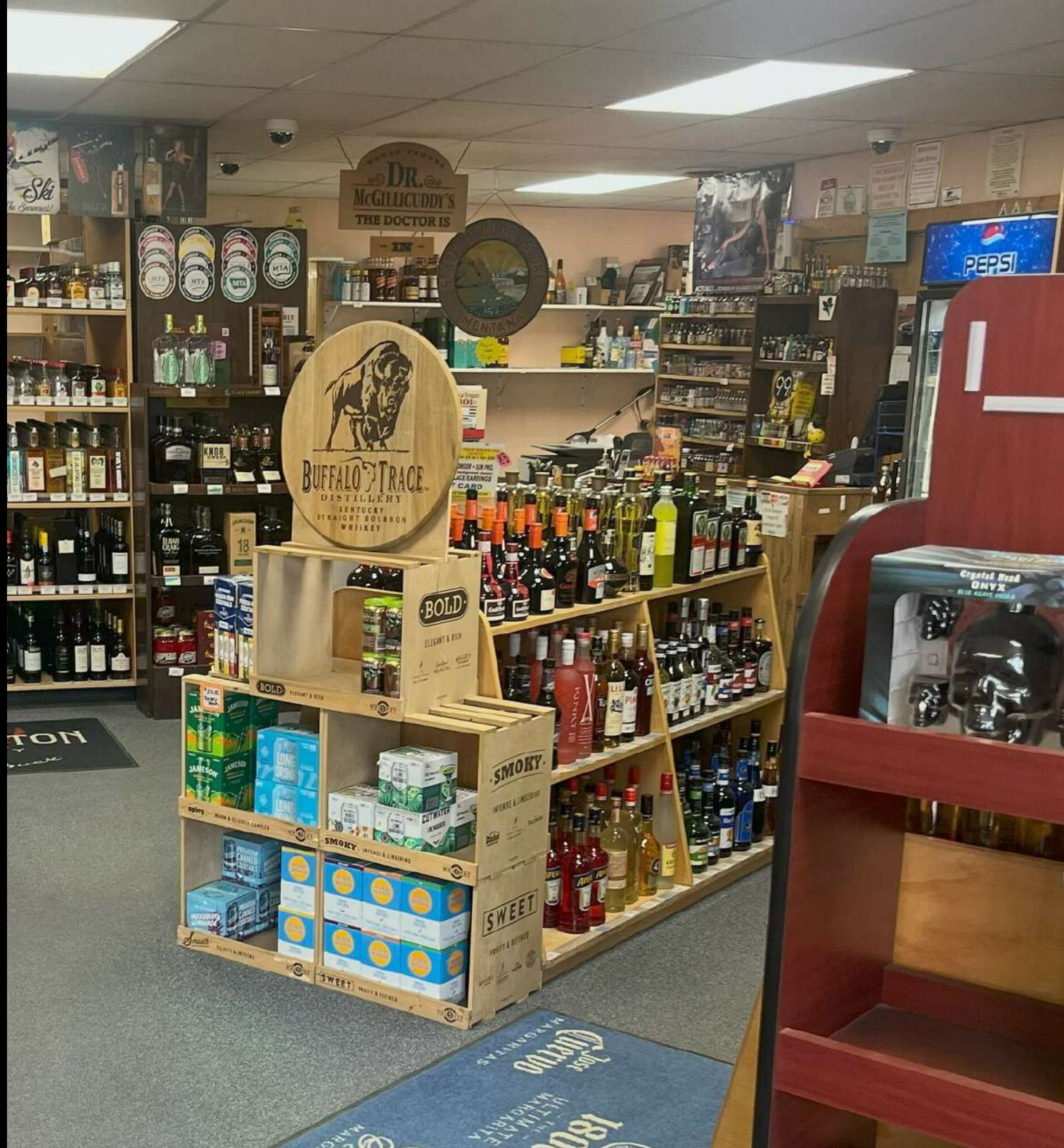
Positioned along the primary commercial corridor through East Helena, 108 S Lane Avenue benefits from strong regional accessibility and visibility within one of the Helena Valley's steadily growing communities. The property is located just minutes from downtown Helena via US Highway 12 and serves both local residents and the broader surrounding trade area. East Helena continues to experience residential and commercial growth, supporting increasing demand for retail and service-oriented businesses. The location offers convenient access, ample surrounding traffic generators, and proximity to established neighborhood retail, fuel services, and residential development, making it well suited for continued retail liquor sales and wholesale distribution operations.

# ADDITIONAL PHOTOS

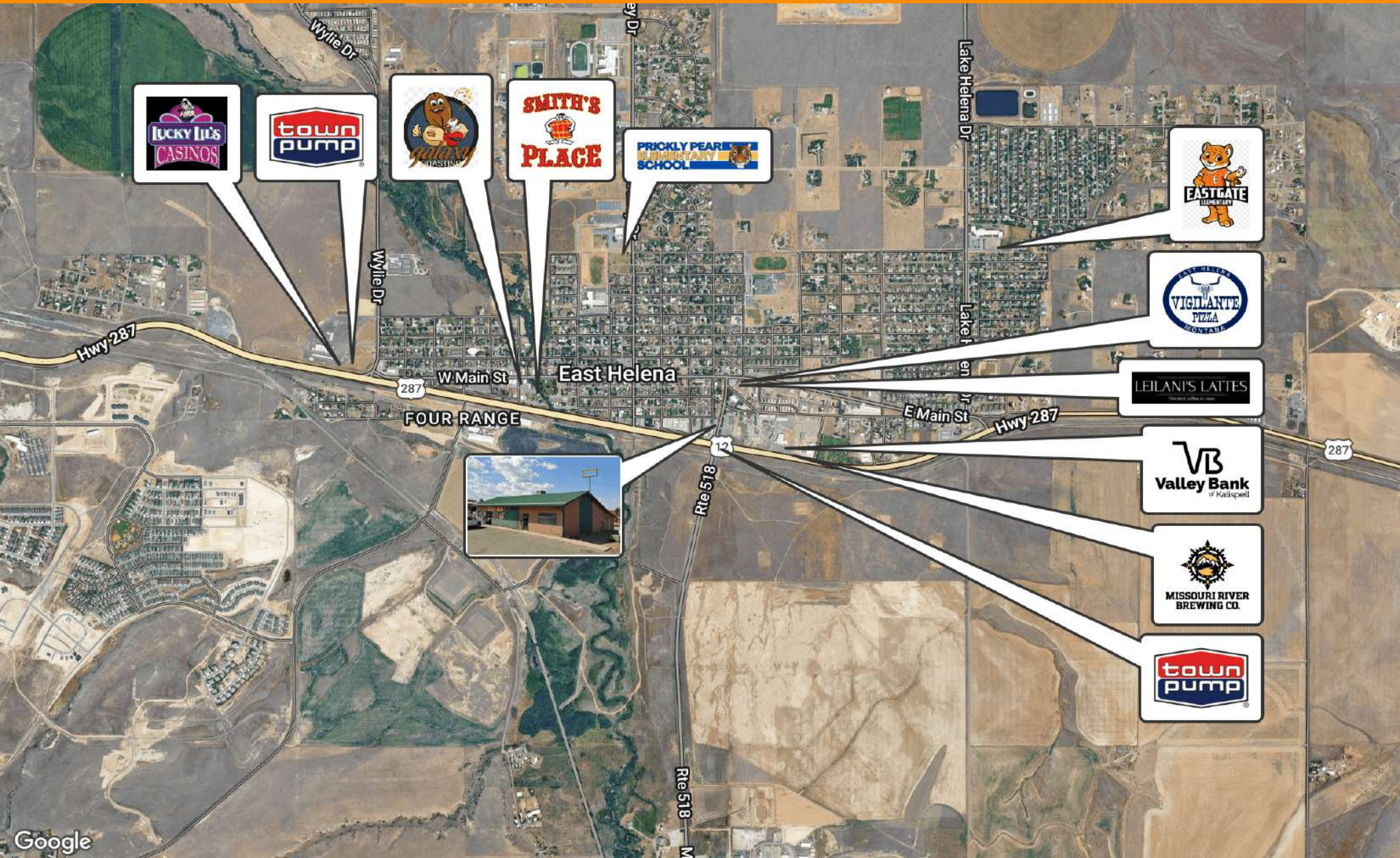


# Location Information

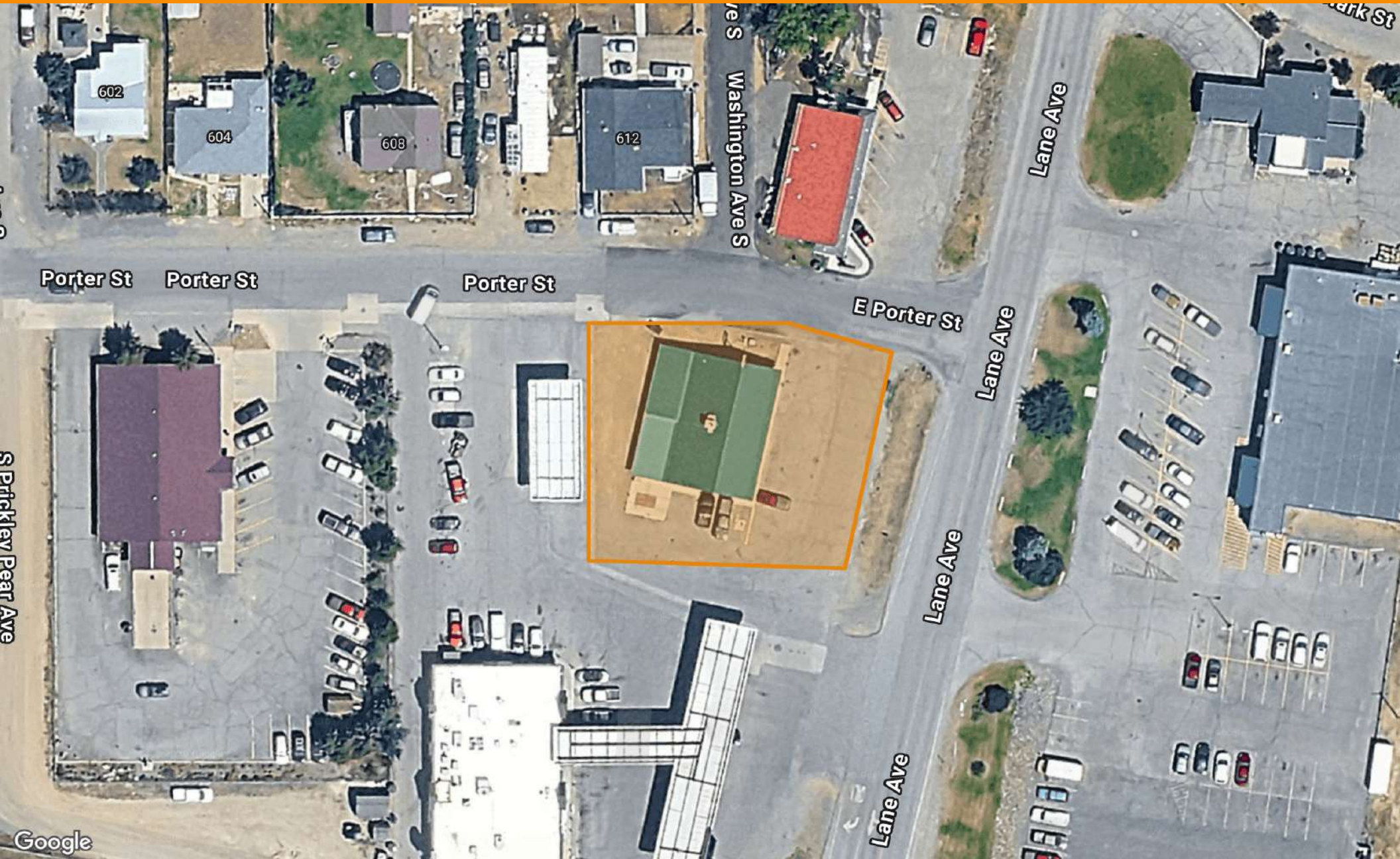
## Section 2



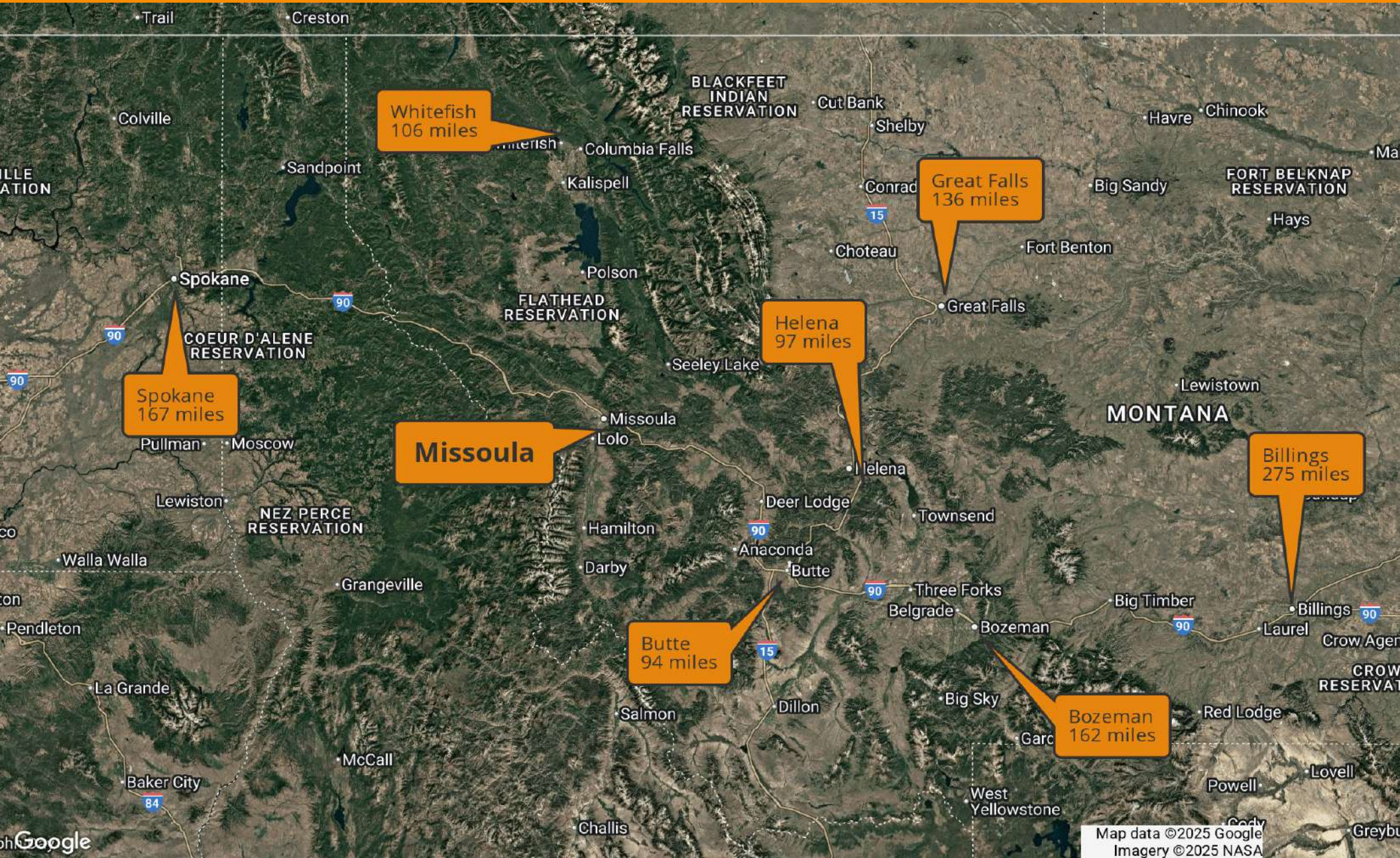
# REGIONAL MAP



# LOCATION MAP



# MT CITIES



## Demographics

### Section 3



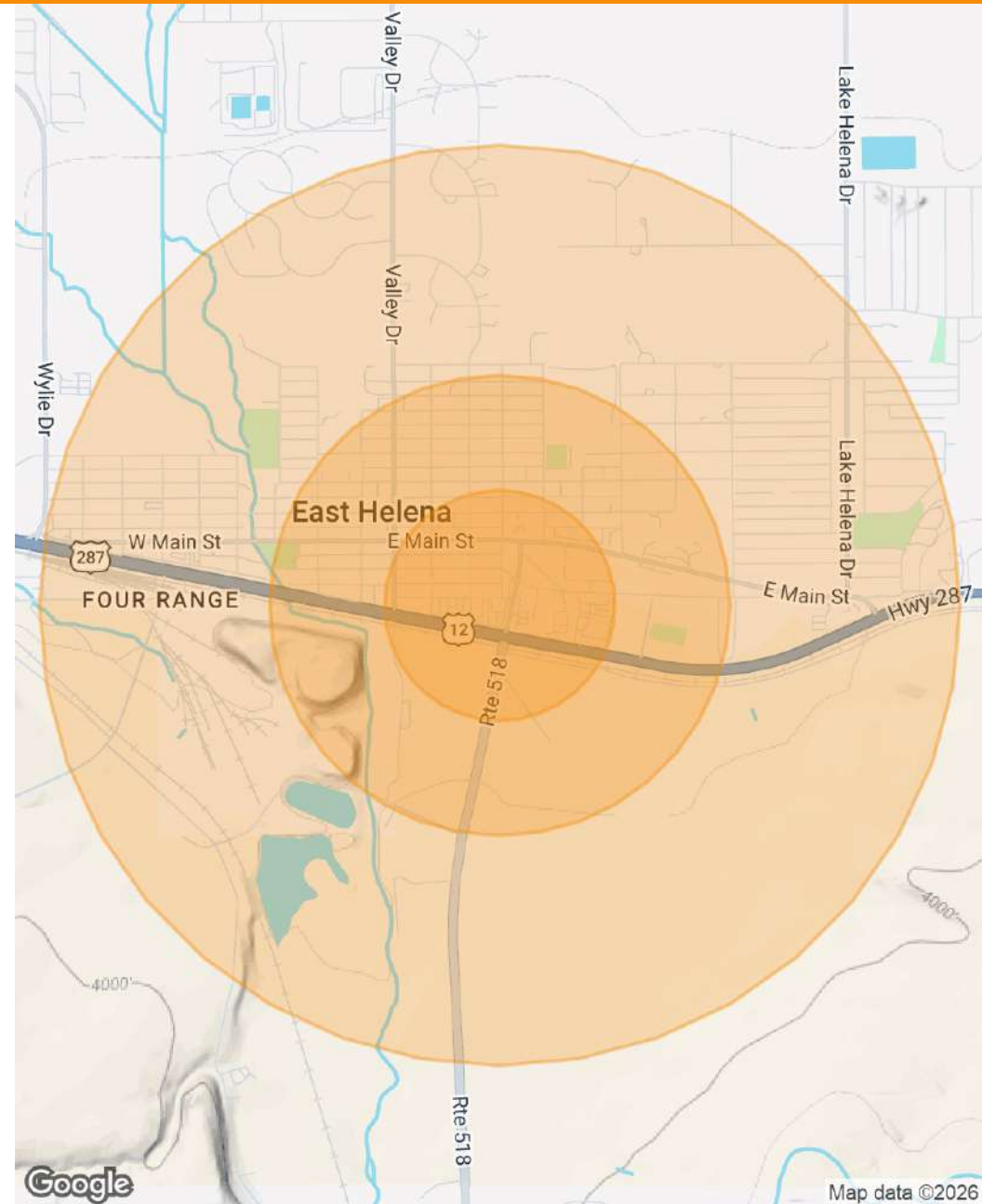
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	308	851	2,062
Average Age	47.3	44.3	39.1
Average Age (Male)	52.3	48.3	41.3
Average Age (Female)	43.4	40.8	36.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	159	424	937
# of Persons per HH	1.9	2.0	2.2
Average HH Income	\$63,738	\$65,820	\$72,528
Average House Value	\$225,447	\$237,146	\$270,410

2023 American Community Survey (ACS)



# Advisor Bios

## Section 4





## JESSIE EAGEN

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### PROFESSIONAL BACKGROUND

Jessie Eagen is one of the most seasoned and experienced Real Estate agents in the Missoula area. Surviving 34+ years in Montana real estate, with the economic twists and turns, has proven to be a great accomplishment for Jessie. Since his first property sale in 1993 for \$112,000, Jessie has remained focused and determined to be a leader in his field. He has combined his dedication and experience to make a giant footprint in the Residential, Commercial & Investment, and Flathead Lake markets the past 34 years and he continues to raise his personal bar to deliver excellence in every transaction.

Jessie has always been heavily involved in all aspects of real estate, from development of new multi-family projects, building spec homes, consulting on residential developments to buying and selling homes for himself. With his well-rounded experience in all areas of the industry, Jessie prides himself on being an aggressive negotiator with the foresight in knowing how to get the deal done. He's always looking for buyers and sellers, a real competitive advantage in the industry. He finds the right buyers, the right sellers, the right investors, the right property and he brings it all to you.

Jessie's personable and professional character allow him to build and maintain solid relationships, which explains why his business has grown mostly from referrals and repeat clients. He uses sound knowledge, cutting edge technology, tried wisdom, tenacity and a good amount of hustle to achieve the goals and expectations of his clients.

Jessie was born and raised in Great Falls, MT. After graduating from University of Montana with a Business degree, Jessie began his real estate career in 1992 and made Missoula home. Despite Jessie's busy schedule, he still finds time to spend with his loving family. He spends his time between his hometown of Missoula and his favorite place in the world, Flathead Lake.

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