



SterlingCRE
ADVISORS

For Sale: Versatile Retail/Flex Building with Showroom

1115 Euclid Avenue
Helena, Montana

±11,600 Square Feet | Retail Office Building

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](#)

[Market Overview](#)

[Brokerage Team](#)

[Limiting Conditions](#)

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 ±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 ±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	\$1,495,000 (\$129/SF)
Property Type	Office Retail
Building Size (per Cadastral)	±3,172 SF Office/Warehouse ±3,300 SF Mezzanine ±5,128 SF Retail/Showroom Total: ±11,600 SF
Total Acreage	±0.46 (±20,067 SF)
Year Built	1978
Loading	One (1) Eight (8) foot Grade Level Door
Buildout	Three (3) private offices Expansive Showroom Conference Room Kitchenette Two (2) Restrooms Ample Storage Mezzanine
Parking	Dedicated paved parking lot(s)

1115 Euclid Avenue

\$1,495,000

Building SF (per Montana Cadastral)	Total: ±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	• New Exterior Lighting (2022) • Plumbing Improvements (2022) • New Sewer Line (2023) • Plumbing Improvements (2023) • New Water Heater (2024)
Traffic Count	±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

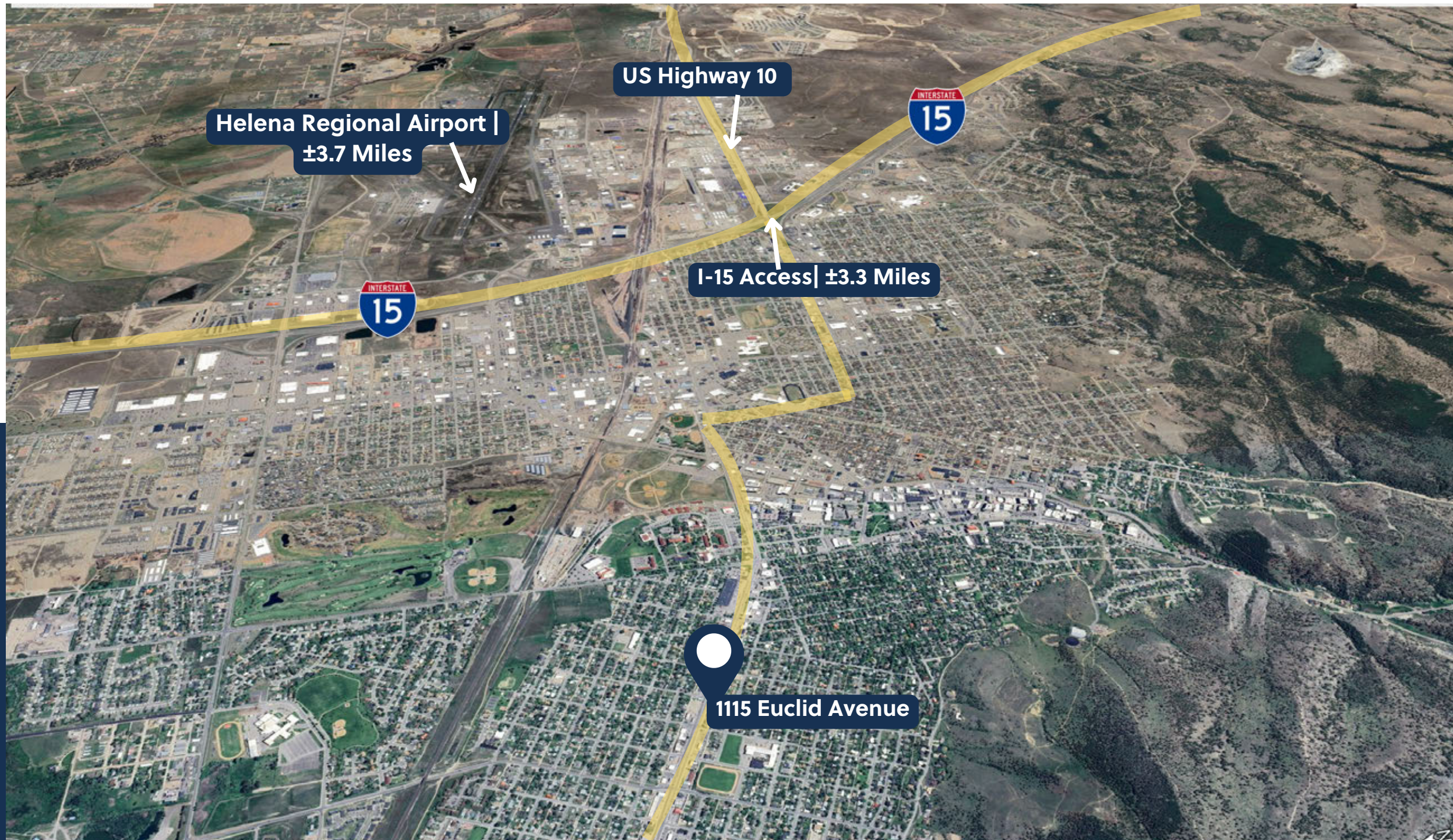


Dedicated surface parking with truck accessibility

LOCATION



SterlingCRE
ADVISORS



Regional Locator Map



Helena Regional Airport
±3.7 Miles

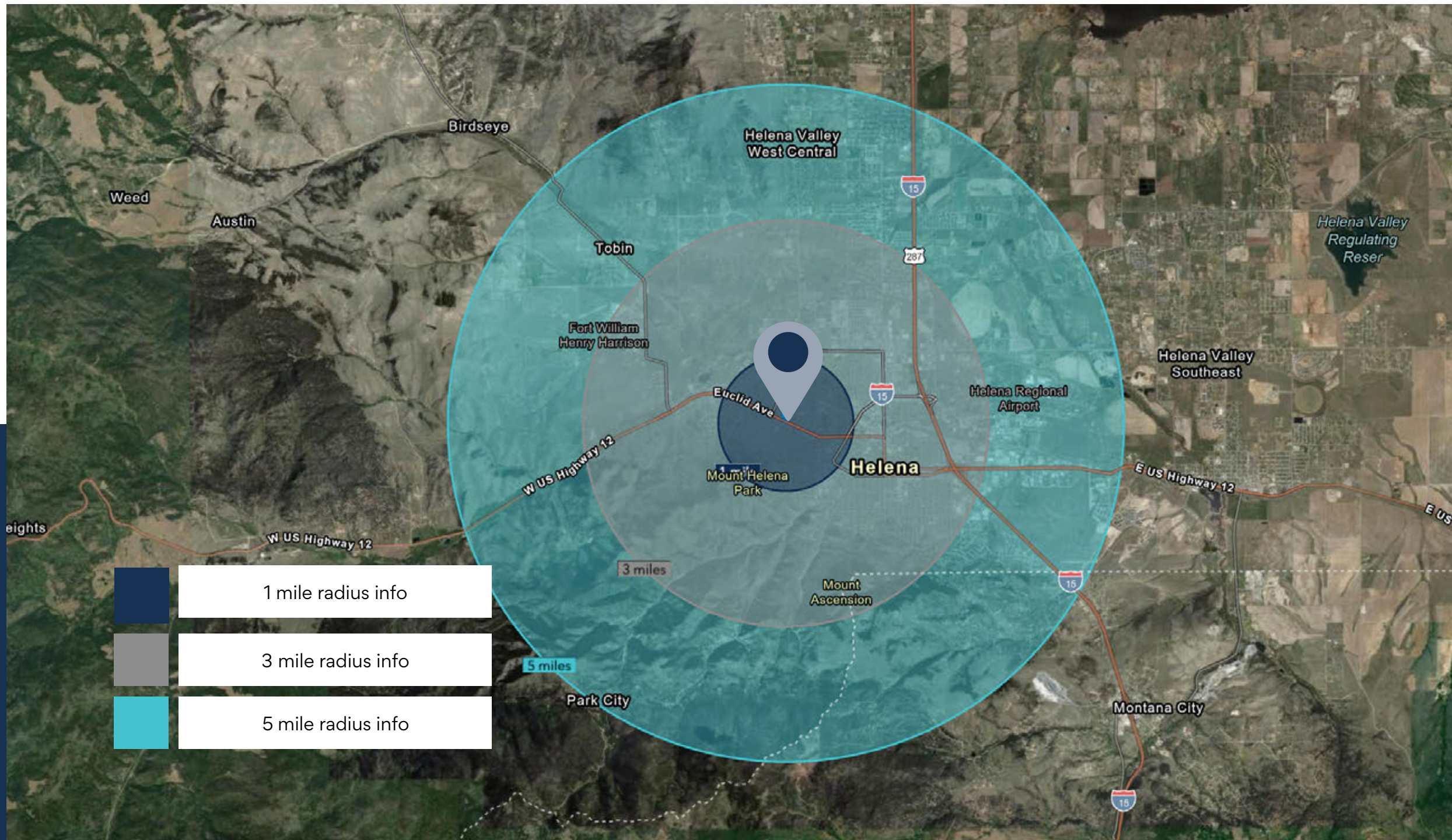
Carroll College Campus
± 1 Mile



I-15 Access| ±3.3 Miles

Montana State Capitol|
±2.6 Miles

Euclid Avenue
± 16,880VPD (2023 AADT)



Radius 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)

BUSINESS



2,472

Total Businesses



32,704

Total Employees

HOUSING STATS

3 miles



\$394,736

Median Home Value



\$11,675

Average Spent on Mortgage & Basics



\$886

Median Contract Rent

2024 Households by income (Esri)

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

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

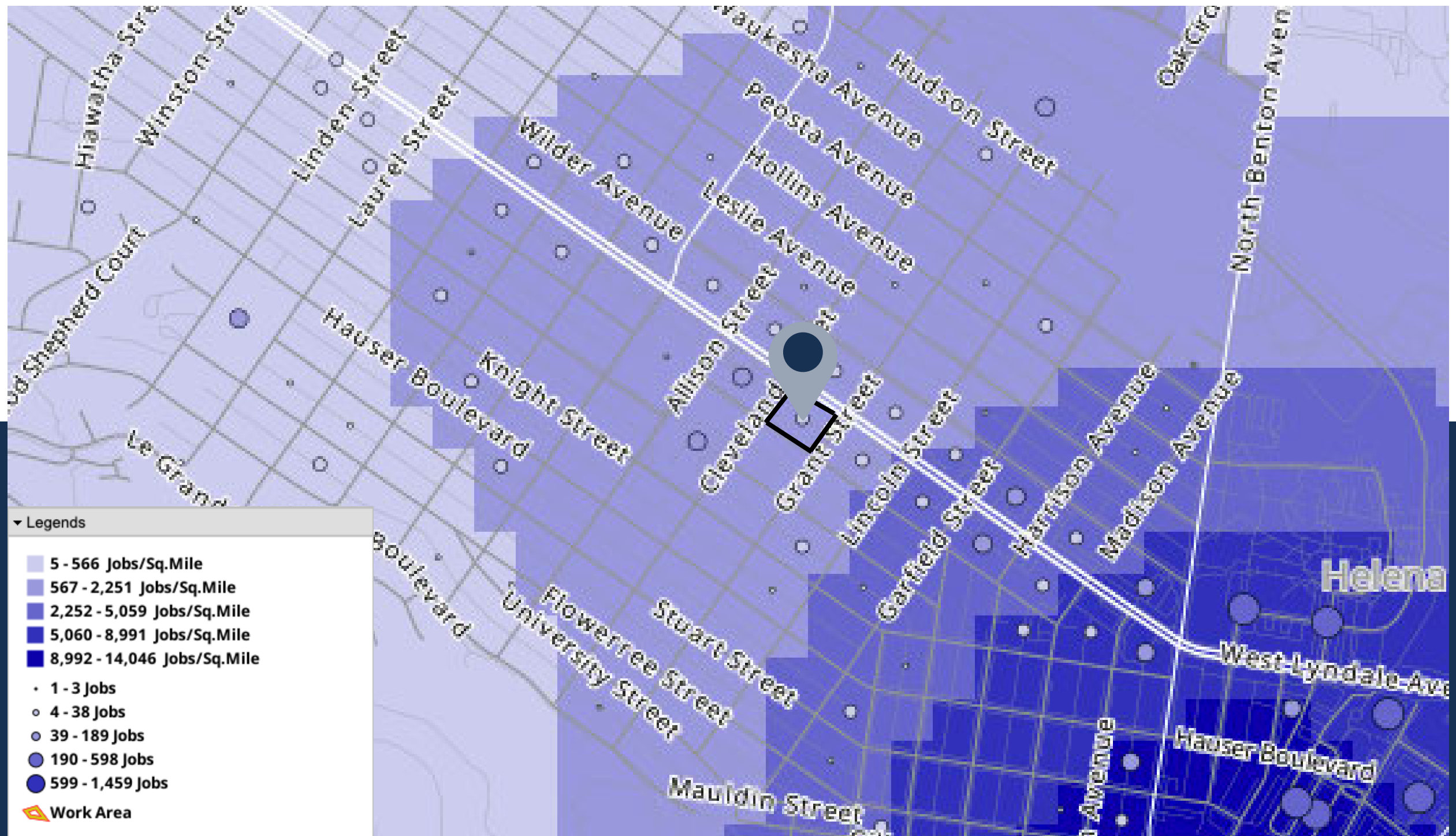
1 mile

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

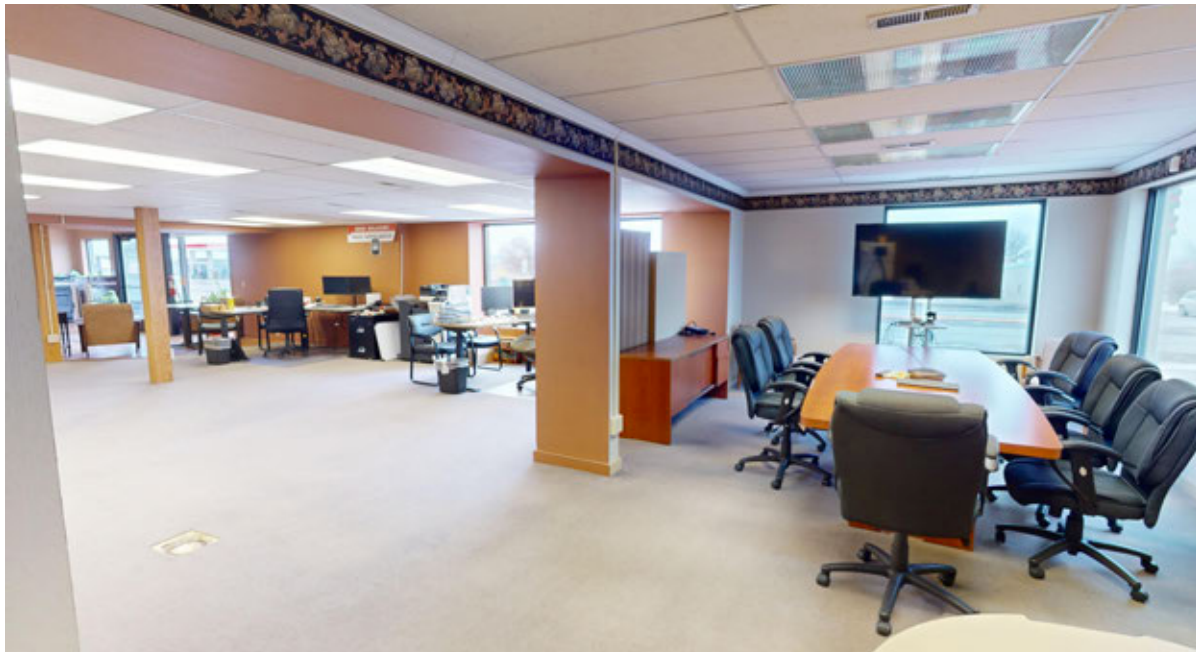
PROPERTY DETAILS



SterlingGRE
ADVISORS

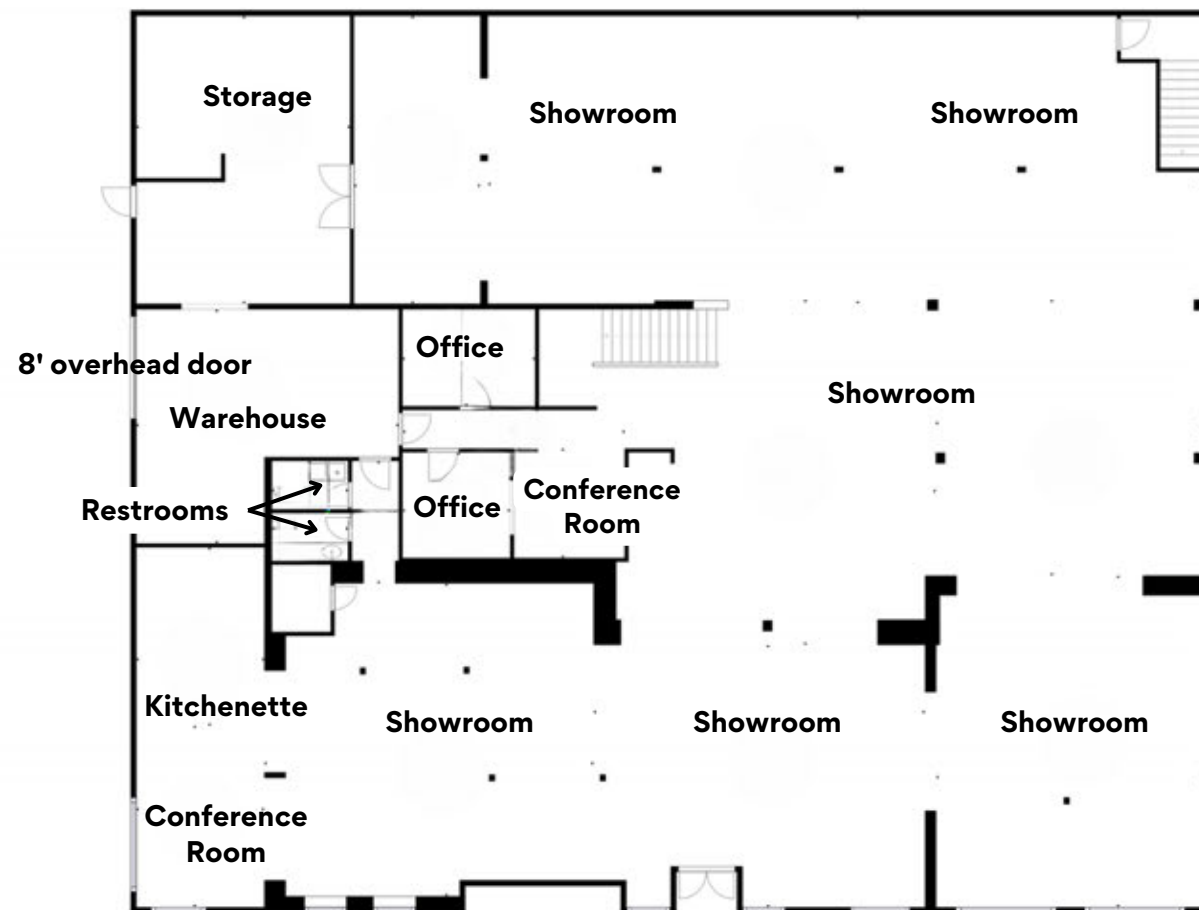




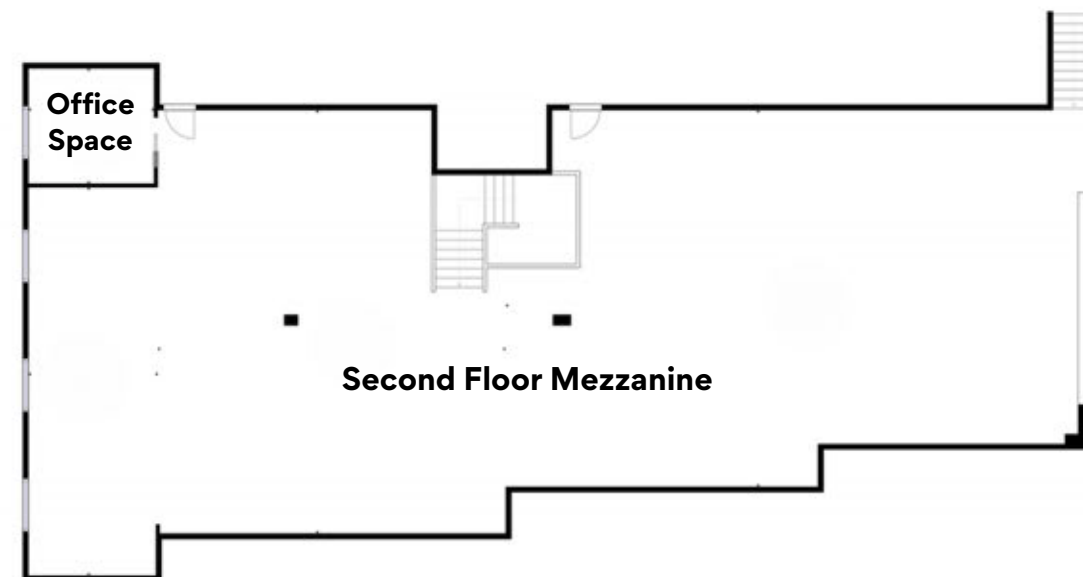








Floor 1



Floor 2



Plat Map

Flood Zone Determination

OUT ^

FLOOD ZONES

X500 or B Zone

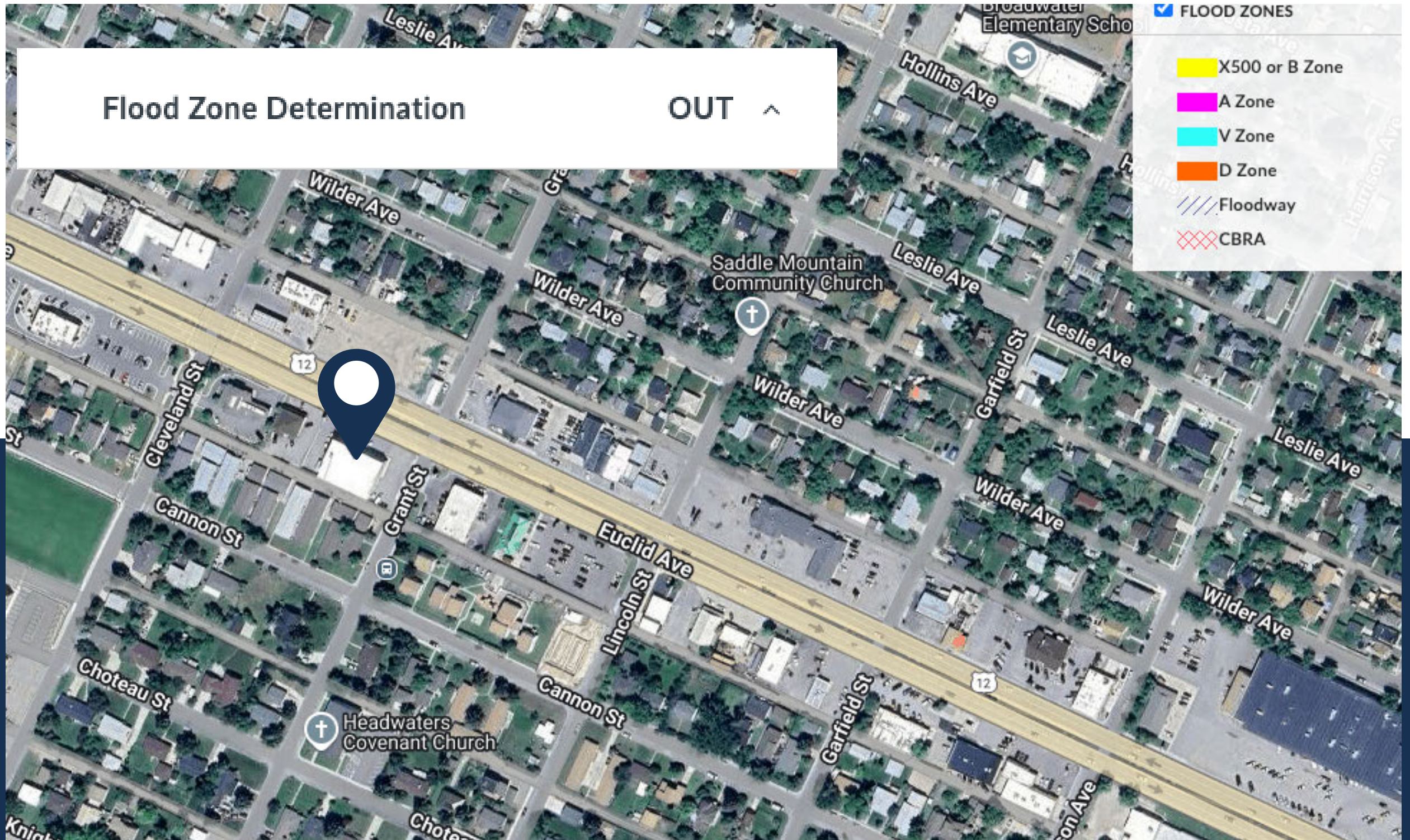
A Zone

V Zone

D Zone

Floodway

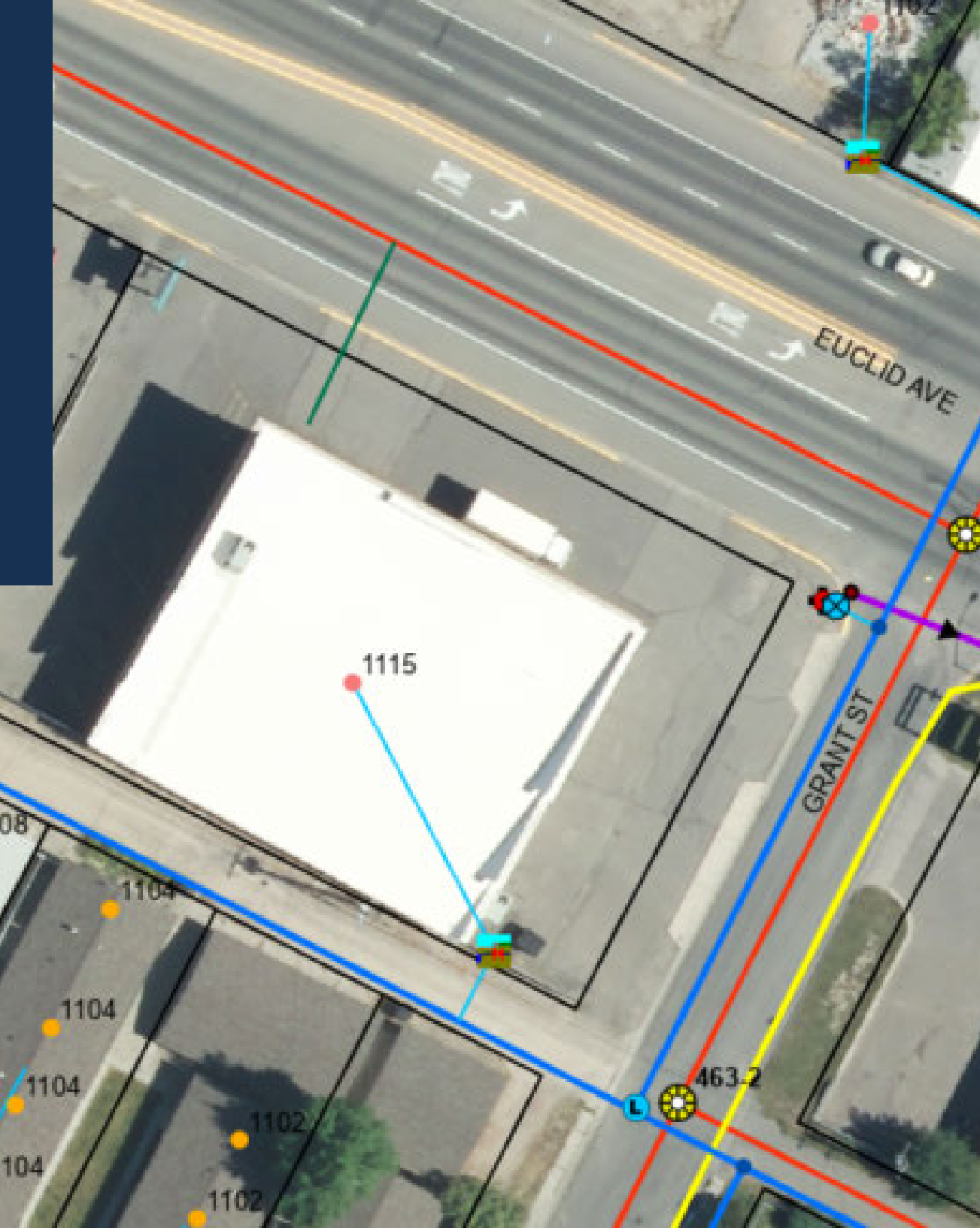
CBRA



Flood Plain



Zoning Documents



Utilities

Water	1115 Euclid Avenue
-------	--------------------

Wastewater	City Water and Sewer
------------	----------------------

Broadband	Spectrum Century Link
-----------	--------------------------

An aerial photograph of a suburban neighborhood. In the foreground, there are several houses, some with swimming pools, and a large parking lot filled with cars. A road curves through the middle ground. In the background, a large, forested mountain rises against a cloudy sky. The text "MARKET OVERVIEW" is overlaid in the center of the image.

MARKET OVERVIEW



SterlingCRE
ADVISORS

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.





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.

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.