

FOR SALE OR LEASE – New York Building

ADDRESS: 46 N Last Chance Gulch
Helena MT 59601

Broker Contact: Mike Casey, 406-443-0333

MLS# 275275

Price \$995,000

Legal O.H. Townsite lot 77 block 30

Geocode 05188830303250000

Taxes: 2009 \$19,161.18

Building Size: 33,111sq ft
Lower Level 10,913 sqft divided
7,203 sqft & 3,710 sqft
Main Floor: 10,331 sqft
Second Floor: 10,913 sqft
Mezz-west: 1,100 sqft approx
Mezz- east: 934 sqft

Year Built: 1929

Total Floors: 3

Parking: on & off street public parking available. Covered parking in the 6th Ave ramp with monthly permit

Lease Option: 3-5 yrs or more- submit

Monthly Lease: "As is" \$14 psf full service including janitorial

Occupancy: formerly state offices

Tenant list includes: The Creperie, Board of Public Education, Helena Symphony.

Contact Broker for packet and showing instructions.



QUALITY OF BUILDING & LOCATION: GENERAL COMMENTS:

- 3 floors available, will remodel to suit
- Ideal for retail storage, office or flex space. Small room, suite or whole floor, options available.
- Easy to show. Bring all offers in letter of intent format.
- Full Service lease terms available.
- Tenant improvements negotiable.