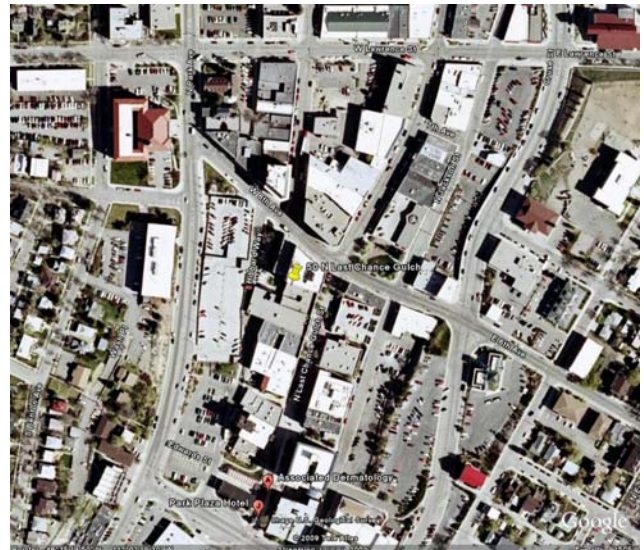


Administrative Office Space for Sale/Lease
50 N Last Chance Gulch
Mike Casey 443-0333 cell 439-3744

Building Name: Gold Block Building
Location: Helena's historic walking mall
Parcel ID# 05-1888-30-3-03-27-0503-01
Legal Description: Ht Blk 30 Lot 29A Unit 4
Year Built: 1928
Number of Units: 1
Present Use: Vacant
Available Space: 5,250 sq ft, 2nd floor of building
Lot Sq Ft: 6,667 sq ft
Ceiling Height: 8-10 feet
Sale Price: \$472,500
Quoted Rent: \$12.00 PSF plus utilities
Average Utilities: \$4681.00
2008 Taxes: \$3795.00
Term: 3-5 yr lease preferred
Services Included in Lease: electricity, gas, water, snow
snow removal, sewer
Parking: Convenient public parking garage.
Lease all or part. Lease with option to purchase available.
Bring all offers.
Showing Instructions & Key Location:
call Trimac Group 443-0333



DOCUMENTS ON FILE & COMMENTS:

- Zoning
- Operating Statement
- Maint./Repair Records
- Large well maintained offices
- Floor plan and room price on back.