

**4th Floor Suite For Sale
24 W 6th Ave- MT Club Building
Mike Casey 443-0333 cell 439-3744**

Building Name: MT Club Building

Description & Location: Historic MT Club Building in downtown Helena. Suite 401 and 3rd floor of Palmer Building.

MLS# 274509

Year Built: approx 1909

Present Use: law office

Available Space: Suite 401- 5880 rentable/3679 usable
Palmer Building 1400 rentable/900 Usable
Total 7280 rentable/4579 usable

Price: \$690,000

Utilities: Condo Ass'n Assessments	\$24,441
Taxes	\$ 535
Insurance	\$ 667
Total	\$25,643

Services/Lease Includes: electricity, gas, water, trash collection, sewer, janitor

Parking: Covered Public Parking

Amenities: condominium amenities, elevator, views, on site manager, convenient parking

Showing Instructions & Key Location:
call Trimac Group 443-0333



DOCUMENTS ON FILE & COMMENTS:

- Legal Description
- Covenants
- Zoning
- Leases
- Appraisal
- Current P&L
- Fixture Equipment List
- Maint./Repair records
- Zoning