

## FOR SALE OR LEASE – New York Building

**ADDRESS:** 46 N Last Chance Gulch  
Helena MT 59601

**Broker Contact:** Mike Casey, 406-443-0333

**Taxes:** 2008 \$18,316.19

**Building Size:** 30,000sq ft

**Year Built:** 1929

**Total Floors:** 3

**Utilities:** included

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

**Estimate of Rent:** \$11.00 PSF plus tenant improvements. CAM charge

**Term:** Negotiable, 3-5 yrs or more

**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. Mall room, suite or whole floor. Options available.
- Easy to show. Bring all offers in letter of intent format.
- Full Service lease terms available.