

\$1,177,000 - 817 S Higgins Avenue, Missoula

MLS® #22213530

\$1,177,000

Bedroom, Bathroom, 4,200 sqft
Commercial Sale on 0.10 Acres

N/A, Missoula, MT

817 South Higgins is a hard-to-find 4,200-square-foot brick downtown building on the Missoula Hip Strip! Additional area on the second-level is not included in the building total. Complete with 14 ft +/- ceilings, this building has been Owner Occupied and very well maintained by Seller, Bryant Photography for 25+ years. The tasteful finishes, open floor plan, nice tall ceilings and overall design lends itself to both a user owner, single-tenant or multi-tenant use. Rooftop cellular antenna lease provides additional income with a renewable contract. High Visibility Storefront Frontage on S Higgins Avenue with 21,000+ Daily Traffic Count (VPD). Located on Missoula's Hip Strip, a favorite destination for both tourists & locals with a unique, trendy collection of restaurants & shops - 100% locally owned and operated. Just a 13-minute Drive to MSO Airport, walking distance to Downtown Missoula & Caras Park, which host a variety of festivals & events attracting over half a million people each year. Just 5 minutes from The University of Montana Campus & Washington Grizzly Football Stadium attracting 11,000+ students per year & 25,000+ football fans per game.

Built in 1905

Essential Information

MLS® #	22213530
Price	\$1,177,000



Square Footage	4,200
Acres	0.10
Year Built	1905
Type	Commercial Sale
Sub-Type	Retail
Status	Active

Community Information

Address	817 S Higgins Avenue
Subdivision	N/A
City	Missoula
County	Missoula
State	MT
Zip Code	59801

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Features	Curbs, Sidewalks
Parking	Alley Access
View	City, Mountain(s)

Interior

Interior	Tile, Wood
Interior Features	Open Floorplan, Wired for Data
Heating	Forced Air, Gas

Exterior

Exterior Features	See Remarks
Lot Description	0.10
Windows	Display Window(s)
Roof	Rubber
Construction	Brick
Foundation	Poured

Additional Information

Date Listed	September 12th, 2022
Days on Market	1151
Zoning	Commercial