

\$5,550 - 817 S Higgins Avenue, Missoula

MLS® #22300133

\$5,550

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

N/A, Missoula, MT

Hard to find, 4200 square foot Brick Downtown Building on the Missoula HipStrip! Additional storage area on the second level not included in the total lease area. Complete with 4 ft +/- tall ceilings, tasteful finishes, open floor plan, and renovation flexibility, this building has been owner-occupied and very well-maintained by seller, Bryant Photography for 25+ years. On street parking and alley access. NNN estimate is \$1,934 per month. 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. 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® #	22300133
Price	\$5,550
Square Footage	4,200
Acres	0.10
Year Built	1905
Type	Commercial Lease
Sub-Type	Retail



Status	Active
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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, High Speed Internet Available, Phone Connected
Features	Street Lights, Sidewalks
Parking	Alley Access, On Street
View	City

Interior

Interior	Tile, Wood
Heating	Forced Air, Gas
Stories	One
Basement	None

Exterior

Lot Description	0.10
Windows	Display Window(s)
Construction	Brick

Additional Information

Date Listed	January 5th, 2023
Days on Market	1020