

# \$650,000 - 3800 S Russell Street, Missoula

MLS® #22300555

**\$650,000**

Bedroom, Bathroom,  
Land on 2.88 Acres

N/A, Missoula, MT

Unique opportunity to acquire a prime commercial development parcel within the established and highly visible Russell Square Shopping Center. This rare parcel is ideally situated in a vibrant commercial corridor surrounded by dense residential neighborhoods, schools, and other service-oriented businesses. The property offers exceptional potential for neighborhood-serving uses such as daycare, financial institutions, eating establishments, medical, or professional services. Please note that certain commercial and multi-family uses are restricted under the site's CC&R's—interested parties are encouraged to review these documents. All uses are subject to final approval by Albertson's Corporate. With limited development land available in this sought-after area, this site represents a standout opportunity for businesses looking to serve the growing South Missoula community.

## Essential Information

|          |            |
|----------|------------|
| MLS® #   | 22300555   |
| Price    | \$650,000  |
| Acres    | 2.88       |
| Type     | Land       |
| Sub-Type | Commercial |
| Status   | Active     |

## Community Information



|             |                       |
|-------------|-----------------------|
| Address     | 3800 S Russell Street |
| Subdivision | N/A                   |
| City        | Missoula              |
| County      | Missoula              |
| State       | MT                    |
| Zip Code    | 59801                 |

### **Exterior**

|                 |      |
|-----------------|------|
| Lot Description | 2.88 |
|-----------------|------|

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 19th, 2023 |
| Days on Market | 956                |
| HOA Fees Freq. | Quarterly          |