

\$890,000 - 1801&1805 South Avenue W, Missoula

MLS® #30019818

\$890,000

Bedroom, Bathroom, 5,974 sqft
Commercial Sale on 0.34 Acres

N/A, Missoula, MT

MAJOR PRICE IMPROVEMENT! End of an Era...The H&H Meats property, in a PRIME DOWNTOWN MISSOULA, MT, is being offered for sale for the first time in 30+ years. Operating in same location since the 1950's, and under the same ownership since the 1990's, H&H Meats was the only meat processing/butchering business in Missoula for many years. Nestled amidst the vibrant Montana mountain urban landscape, this coveted property is a beacon for entrepreneurs seeking a strategic location to establish or expand their business.

THE PROPERTY

Situated at the intersection of South Ave & Garfield St, this property boasts a prestigious address. It offers unparalleled visibility and accessibility, ensuring a constant flow of foot traffic and potential customers. Consisting of 4 city lots, zoned C1-4, which allows for many business ventures. Part of the coveted 'Southgate Mall Triangle, this area allows for up to 25% of exterior upgrade costs being reimbursed by the city.

INVESTMENT POTENTIAL

Position yourself at the forefront of economic growth. Downtown Missoula is experiencing a renaissance, making this property a strategic investment with the potential for long-term success and appreciation.

THE BUILDING

While having been well maintained and



attended to over the years, has been grandfathered in by the health department. There would be multiple building upgrades for a new owner to continue a butchering business in this same building. All contents of the building have been removed.

OPTIONS ABOUND HERE!
Talk to us about what your commercial needs are and how this unique offering could work for you! Possible Seller financing OAC. Welcome to Western Montana!

Built in 1955

Essential Information

MLS® #	30019818
Price	\$890,000
Square Footage	5,974
Acres	0.34
Year Built	1955
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	1801&1805 South Avenue W
Subdivision	N/A
City	Missoula
County	Missoula
State	MT
Zip Code	59801

Amenities

Utilities	Cable Available, Natural Gas Available, High Speed Internet Available, Phone Connected, See Remarks
Features	Curbs, Street Lights, Sidewalks
Parking	Additional Parking, Alley Access, See Remarks

Interior

Interior	Concrete
Heating	Electric, Forced Air, Floor Furnace
Cooling	Central Air, Other
Basement	None

Exterior

Exterior Features	Rain Gutters, Storage, See Remarks
Windows	Aluminum Frames, Blinds, Double Pane Windows
Roof	Tar/Gravel
Construction	Block, Foam Insulation, Wood Frame
Foundation	Poured

Additional Information

Date Listed	February 7th, 2024
Days on Market	520
Zoning	Commercial