

\$2,240,000 - 269 W Front Street, Missoula

MLS® #30024209

\$2,240,000

Bedroom, Bathroom, 6,150 sqft
Commercial Sale on 0.26 Acres

N/A, Missoula, MT

Introducing a prime commercial office building nestled in the heart of downtown Missoula, MT, just two blocks from the Missoula County Courthouse. This remarkable property is a distinguished landmark offering a total of 16 offices, 2 reception areas, 3 restrooms, and 2 conference rooms spanning over 2 stories and encompassing 6,150 sq. ft. of prestigious office space.

Situated adjacent to the iconic Caras Park and Clark Fork River the building's location provides an unparalleled ambiance that seamlessly blends a vibrant urban landscape with breathtaking scenic views. The private parking lot with 14 convenient spaces ensures ease of access for both tenants and clients alike, making it an ideal hub for businesses. This commercial oasis presents a unique opportunity, as 6 of the 16 private offices feature access to a shared deck overlooking the picturesque Caras Park and majestic Clark Fork River. The captivating vistas and tranquil ambiance create an inviting and inspiring work environment, perfectly suited for businesses seeking a fusion of productivity and natural beauty.

The property caters to a diverse range of professionals and businesses, boasting a versatile layout designed to accommodate various pursuits, from start-ups to established firms. With a multitude of private offices, reception areas, and conference rooms, the space offers flexibility and functionality to meet the unique needs of tenants with an array of



business profiles.

In summary, this exceptional commercial office building transcends the ordinary, presenting an unprecedented opportunity to establish a presence in a highly sought-after downtown location, complemented by breathtaking panoramic views. It is the responsibility of the buyers and their agents to verify all info regarding this property. Info is provided by outside sources and deemed reliable but it is not guaranteed by listing agent or listing office.

Essential Information

MLS® #	30024209
Price	\$2,240,000
Square Footage	6,150
Acres	0.26
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	269 W Front Street
Subdivision	N/A
City	Missoula
County	Missoula
State	MT
Zip Code	59802

Amenities

Utilities	Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Available
Features	Curbs, Sidewalks
View	City

Interior

Interior	Carpet, Other
Heating	Forced Air, Gas

Exterior

Exterior Features	Storage
Roof	Rolled/Hot Mop
Foundation	Poured

Additional Information

Date Listed	April 30th, 2024
Days on Market	503