

# \$725,000 - 145 Russell Street, Missoula

MLS® #30030841

**\$725,000**

Bedroom, Bathroom,  
Land on 0.65 Acres

N/A, Missoula, MT

This prime .65-acre commercial lot, zoned C2-4 for highly permissive use, offers a remarkable opportunity for businesses seeking maximum exposure. Located on the new and improved Russell Street just south of the newly expanded bridge, this property benefits from over 21,000 cars passing by daily. This is a prime location for a multitude of business models. Mountain Line's bus stops right in front of the build site offering ease of access to anyone using Mountain Line's free services. Next to Missoula's bike path and Vortex Fitness, its strategic position near the Good Food Store and adjacent to Corso Apartments ensures excellent visibility and a steady flow of potential customers. Ideal for retail, office space, or dining establishments, this lot is perfect for businesses looking to thrive in a high-traffic, rapidly growing area.

## Essential Information

|          |                       |
|----------|-----------------------|
| MLS® #   | 30030841              |
| Price    | \$725,000             |
| Acres    | 0.65                  |
| Type     | Land                  |
| Sub-Type | Commercial            |
| Status   | Active Under Contract |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 145 Russell Street |
| Subdivision | N/A                |



|          |          |
|----------|----------|
| City     | Missoula |
| County   | Missoula |
| State    | MT       |
| Zip Code | 59801    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2024 |
| Days on Market | 458             |
| Zoning         | Commercial      |