

\$2,749,000 - 2606 South Avenue W, Missoula

MLS® #30050895

\$2,749,000

Bedroom, Bathroom, 16,712 sqft
Commercial Sale on 0.99 Acres

N/A, Missoula, MT

Prime Missoula Opportunity: Versatile, Remodeled Property in a High-Demand Location!

Just off of Reserve Street in Missoula, this newly remodeled & expanded property presents a rare chance for investors or owner-users to secure a flexible asset in a bustling, sought-after market. The building is in excellent condition, offering a blend of residential, commercial, office, and housing opportunities to meet a range of tenant and service needs. Sitting on a spacious lot with ample overflow parking, the property is perfectly positioned for high occupancy and ease of access. The surrounding neighborhood features a strong mix of businesses and multi-family developments, with zoning and demand that support a variety of uses. For the savvy investor, this property holds significant upside potential. Lease it out to local businesses, professionals, or service providers to generate immediate cash flow in a robust rental market. For the savvy investor, this property holds significant upside potential. Lease it out to local businesses, professionals, or service providers to generate immediate cash flow in a robust rental market.

Alternatively, capitalize on the redevelopment potential and transform the property into modern apartments—similar to neighboring properties that are excelling in this vibrant college-town setting. Don't miss your chance to own a property with multiple paths to profitability in one of Missoula's most



dynamic corridors!

Built in 1985

Essential Information

MLS® #	30050895
Price	\$2,749,000
Square Footage	16,712
Acres	0.99
Year Built	1985
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	2606 South Avenue W
Subdivision	N/A
City	Missoula
County	Missoula
State	MT
Zip Code	59804

Amenities

Parking	Additional Parking, Alley Access
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Interior

Interior	Carpet, Combination, Ceramic Tile, Laminate
Basement	Partially Finished

Exterior

Foundation	Poured
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Additional Information

Date Listed	May 30th, 2025
Days on Market	31
Zoning	Commercial