# \$1,963 - 715 Kensington Avenue 22, Missoula

MLS® #30051283

## \$1,963

Bedroom, 1.00 Bathroom, 1,400 sqft Commercial Lease on 2.40 Acres

N/A, Missoula, MT

Great Centrally Located Office or Retail Space!

\*\*\* Lease rates subject to change based on lease term, tenant improvements and other factors. \*\*\*

#### Location:

Located just off Brooks on the corner of Bancroft and Kensington in the Professional Village. This location is easily identifiable. This main floor suite is centrally located and easily accessible, filled with natural light and close to shopping, dining, and many other major businesses.

#### Description of Property:

This professional office suite is very functional and offers a large front lobby which would work as a retail floor. The space features three private offices, a small private kitchen and private bathroom. The space has large windows in the front providing natural light. This suite also includes a small utility/storage room. Great central location with on-site parking makes this building the perfect place for your retail business or office. Lease Structure:

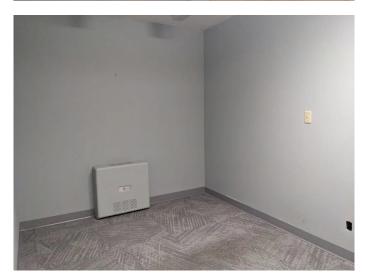
2-3 year lease preferred.

Rent: \$1,962.45 (subject to annual increases)

Utility/CAM Fee: \$150.00 (Includes: Gas, Electric, Water, Sewer, Garbage and CAM) Lessee Pays:







### Phone, Internet & All other personal utilities

Square Footage: Approx: 1,424 sq ft

Zoning: C1-4

2023 MT DOT Traffic Count:

2,966 Average Daily Traffic Count

Availability: Now

#### **Essential Information**

MLS® # 30051283

Price \$1,963

Bathrooms 1.00

Half Baths 1

Square Footage 1,400

Acres 2.40

Type Commercial Lease

Sub-Type Building

Status Active

# **Community Information**

Address 715 Kensington Avenue 22

Subdivision N/A

City Missoula
County Missoula

State MT

Zip Code 59801

# **Amenities**

View Mountain(s), Residential

**Exterior** 

Lot Description 2.40

#### **Additional Information**

Date Listed June 4th, 2025

Days on Market 135

Zoning Commercial