

\$275 - 800 Kensington Avenue LI4, Missoula

MLS® #30053154

\$275

Bedroom, Bathroom,
Commercial Lease on 0.63 Acres

N/A, Missoula, MT

Centrally located on the corner of Brooks & Kensington. This lower level office space is easily accessible by elevator or by taking the staircase from the ground floor. Close to shopping, dining, and Rose Park.

This office space is approximately 190 sq. ft. with a main office room and adjoining storage room. This building offers on-site parking in a large and convenient dedicated parking lot as well as ADA accessibility, a welcoming lobby, elevator, and remodeled restrooms on each of the three floors. Restrooms, lobby, other common areas as well as the exterior grounds are maintained by management.

*2-3 year lease preferred.

*Rent: \$275.00

*Utility/CAM Fee: \$0.00 (Includes: Gas, Electric, Water, Sewer, Garbage and CAM)

*Lessee Pays: Phone, Internet & All other personal utilities

*Listing Agent is an owner of the property.

Description of Property:

Great location, plenty of on-site parking and handicap accessibility make this building the perfect place for your business. This lower level suite is a cozy one-room office.

Amenities of the building include a welcoming lobby, elevator, and restrooms on each of the three floors. Restrooms and lobby area are maintained by our janitorial staff. We also take care of the parking lot and sidewalks for you.



Lease Structure:

2-3 year lease preferred (Negotiable).

Rent: \$275.00 (subject to four percent annual adjustments)

Utility/CAM Fee: \$0.00 (Includes: Gas, Electric, Water, Sewer, Garbage and CAM, subject to four percent annual adjustments)
Lessee Pays: Telephone, Internet services, all other personal utilities

Square Footage:

Approx:

Zoning: C1-4

2023 MT DOT Traffic Count:

12,563 Average Daily Traffic

Availability:

Available 09/23/2025

Listing Agent is an owner of the property.

Rental Terms

Rent: \$275

Application Fee: \$50

Security Deposit: \$400

Available 9/23/25

Essential Information

MLS® #	30053154
Price	\$275
Acres	0.63
Type	Commercial Lease
Sub-Type	Building
Status	Active

Community Information

Address	800 Kensington Avenue LI4
Subdivision	N/A

City	Missoula
County	Missoula
State	MT
Zip Code	59801

Interior

Interior	Carpet
Heating	Forced Air, Gas
Cooling	Central Air

Exterior

Lot Description	0.63
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Additional Information

Date Listed	July 1st, 2025
Days on Market	108
Zoning	Commercial