

\$749,900 - 2401 Brooks Street, Missoula

MLS® #30053564

\$749,900

Bedroom, Bathroom, 1,796 sqft
Commercial Sale on 0.28 Acres

N/A, Missoula, MT

Prime Commercial Property for Sale - High-Traffic Missoula Location. Location, Visibility, Opportunity! Situated in one of the most highly traveled corridors in Missoula, this 1,796 sq. ft. remodeled commercial building offers exceptional exposure with an average daily traffic count of approximately 25,000 vehicles.

Zoned C1-4, the property sits on a .28-acre lot providing ample parking and premium signage opportunities, ideal for attracting attention and maximizing business visibility. Currently operating as a retail cannabis storefront, this property also includes the option to purchase the existing dispensary cannabis license, adding immediate value for the right buyer. A walk-in cooler remains on site from its previous use as a restaurant, offering flexibility for a variety of business types. Located in the heart of Missoula, this property is surrounded by established businesses and amenities, perfect for retail, office, food service, or specialty use. A rare opportunity for investors or owner-users seeking high visibility and business-ready space in Missoula's core commercial district.

Built in 1968

Essential Information

MLS® #	30053564
Price	\$749,900
Square Footage	1,796



Acres	0.28
Year Built	1968
Type	Commercial Sale
Sub-Type	Retail
Status	Active

Community Information

Address	2401 Brooks Street
Subdivision	N/A
City	Missoula
County	Missoula
State	MT
Zip Code	59801

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Available, High Speed Internet Available, Phone Available
Parking	See Remarks

Interior

Heating	Forced Air
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Exterior

Foundation	Slab
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Additional Information

Date Listed	July 8th, 2025
Days on Market	34
Zoning	Commercial