

\$1,750,000 - 3521 Brooks Street, Missoula

MLS® #30054845

\$1,750,000

Bedroom, Bathroom,
Land on 0.80 Acres

N/A, Missoula, MT

High-Visibility Commercial Land on Brooks
Street

Located in one of Missoula’s most active commercial corridors, this .86-acre parcel at 3521 Brooks Street offers a prime opportunity for redevelopment. Previously home to a successful restaurant, the site is now cleared and ready for new construction. With high traffic exposure—an Annual Average Daily Traffic (AADT) count of over 21,000 vehicles.

Zoned C1-4, this property supports a variety of development possibilities including office, retail, medical, automotive, and service-based businesses. The flat topography, existing access from Brooks Street, and proximity to national retailers enhance the site’s development efficiency and market appeal.

Whether you're an investor seeking a high-traffic location or a business owner ready to build a custom facility, 3521 Brooks Street is a rare offering in one of Missoula’s most visible commercial zones.



Essential Information

MLS® #	30054845
Price	\$1,750,000
Acres	0.80
Type	Land

Sub-Type	Commercial
Status	Active

Community Information

Address	3521 Brooks Street
Subdivision	N/A
City	Missoula
County	Missoula
State	MT
Zip Code	59801

Additional Information

Date Listed	July 30th, 2025
Days on Market	2