

\$85,000 - 3521 Brooks Street, Missoula

MLS® #30054851

\$85,000

Bedroom, Bathroom,
Commercial Lease on 0.80 Acres

N/A, Missoula, MT

Prime Commercial Land Lease

Now available for land lease, this high-traffic commercial parcel offers an exceptional opportunity to establish your business along Missoula’s busiest commercial corridor. Located at 3521 Brooks Street, the .86-acre site features an Annual Average Daily Traffic count exceeding 21,000 vehicles—providing unmatched visibility and accessibility.

Zoned C1-4, this cleared and level lot is well-suited for a wide range of commercial uses, including retail, office, medical, automotive, and service-oriented businesses. With easy access from Brooks Street and close proximity to national retailers, this location supports strong customer draw and long-term growth.

Offered at \$85,000 per year, this land lease provides a flexible path to custom development in a premium location—without the upfront cost of land acquisition.

Built in 1980

Essential Information

MLS® #	30054851
Price	\$85,000
Acres	0.80
Year Built	1980



Type	Commercial Lease
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	5