

\$190,000 - Lot 1 Block 3 Montana Street, Missoula

MLS® #30055621

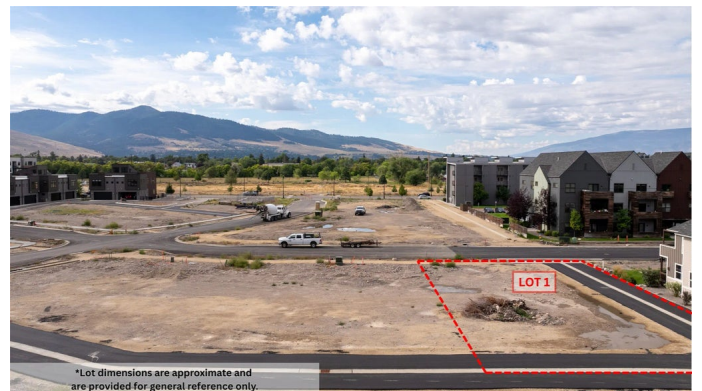
\$190,000

Bedroom, Bathroom,
Land on 0.16 Acres

MILL SITE SUBDIVISION, Missoula, MT

Build your dream home in the heart of Missoula's sought-after Old Sawmill District where urban convenience meets outdoor adventure. This prime lot offers walkable access to the Clark Fork River and boat launch, neighborhood favorites like Tagliare Delicatessen, Boxcar Bistro, and Dog & Bicycle Cafe, and the excitement of PaddleHeads Baseball Stadium. Downtown Missoula and the University of Montana are just minutes away, along with local trails, parks, and a fully equipped neighborhood gym called Brio Fitness. Whether you're sipping coffee steps from home, biking along the river, or enjoying a night out in the city, this location offers the perfect blend of vibrant living and Montana's natural beauty. Opportunities to build in this neighborhood are rare – don't miss your chance to be part of the Old Sawmill lifestyle. Welcome to the Old Sawmill District – one of Missoula's most unique and desirable neighborhoods, where the best of the city is just outside your door. This lot gives you the rare opportunity to design and build your ideal home in a location that blends small-town charm, urban convenience, and access to the great outdoors.

From your front step, you can walk to a curated selection of Missoula favorites. Grab your morning coffee or brunch at Dog & Bicycle Cafe, enjoy a gourmet sandwich from Tagliare Delicatessen, or meet friends for an



evening meal at Boxcar Bistro. On summer nights, youâ€™re only a few steps away from PaddleHeads Baseball Stadium, where the crack of the bat, the roar of the crowd, and fireworks after the game make for unforgettable evenings.

Outdoor recreation is built into the fabric of this community. The Clark Fork River and nearby boat launch invite you to kayak, paddleboard, fish, or simply enjoy the view. Trails connect you to parks and green spaces, creating an easy way to stay active and connected to nature without leaving the neighborhood.

For those who love the cultural and social side of Missoula, the vibrant downtown district is just a short walk or bike ride away. From art galleries and live music venues to farmers markets and boutique shops, thereâ€™s always something to explore. The University of Montana brings additional excitement, with Griz games, performing arts, lectures, and a thriving student energy that keeps the area dynamic year-round.

The neighborhood gym makes staying fit easy, and the convenience of nearby shops, dining, and entertainment means you can spend more time enjoying life and less time in the car. The Old Sawmill District is not just a place to live â€” itâ€™s a place to belong, where neighbors become friends and every season offers something new to experience.

Opportunities to build here are limited, and properties in this area are highly sought after. Secure your spot in the Old Sawmill District and start living the Missoula life youâ€™ve always imagined.

Essential Information

MLS® #	30055621
Price	\$190,000
Acres	0.16
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	Lot 1 Block 3 Montana Street
Subdivision	MILL SITE SUBDIVISION
City	Missoula
County	Missoula
State	MT
Zip Code	59801

Amenities

Amenities	Management, Park, Snow Removal
Utilities	Electricity Available, Natural Gas Available, High Speed Internet Available
View	Residential

Additional Information

Date Listed	August 12th, 2025
Days on Market	24
Zoning	Residential
HOA Fees	38.79
HOA Fees Freq.	Monthly