

\$190,000 - Lot 2 Block 3 Montana Street, Missoula

MLS® #30055622

\$190,000

Bedroom, Bathroom,
Land on 0.10 Acres

Mill Site Subdivision, Missoula, MT

Live steps from Missoula's riverfront and the city's most exciting neighborhood amenities. This prime Old Sawmill District lot offers walkable access to the Clark Fork River, boat launch, and miles of trails. Dine at local favorites like Tagliare Delicatessen, Boxcar Bistro, and Dog & Bicycle Cafe, or spend summer evenings at PaddleHeads Baseball Stadium. Downtown Missoula and the University of Montana are just minutes away, putting shopping, dining, entertainment, and Griz athletics at your fingertips. With a neighborhood gym, parks, and year-round events, this location offers a lifestyle that blends outdoor adventure, urban convenience, and community spirit. A rare chance to build your home in one of Missoula's most desirable settings. The Old Sawmill District isn't just a neighborhood – it's a lifestyle. From this lot, you can live the best of Missoula every day. Morning runs along the Clark Fork River. Afternoons spent fishing, floating, or paddling from the nearby boat launch. Evenings filled with the crack of the bat and the roar of the crowd at PaddleHeads Baseball Stadium, or the quiet satisfaction of a sunset walk into downtown Missoula for dinner and live music.

Your local favorites are right outside your door – grab an artisan sandwich at Tagliare Delicatessen, sip craft coffee at Dog & Bicycle Cafe, or unwind with a chef-inspired dinner at Boxcar Bistro. The neighborhood gym, called



Brio fitness, makes it easy to stay fit, and nearby trails connect you to parks, green spaces, and the vibrant riverfront scene.

The Old Sawmill District offers rare walkability in a Montana setting, with the University of Montana just minutes away, bringing sports, arts, and a lively college-town energy to the area. Farmers markets, community events, and festivals keep the calendar full year-round, while boutique shops, art galleries, and local breweries offer endless opportunities to explore.

This is your chance to create the home youâ€™ve always envisioned, with a location that means you can park the car and truly live local. In the Old Sawmill District, youâ€™re not just buying land â€“ youâ€™re becoming part of a connected, active, and thriving Missoula community.

Essential Information

MLS® #	30055622
Price	\$190,000
Acres	0.10
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	Lot 2 Block 3 Montana Street
Subdivision	Mill Site Subdivision
City	Missoula
County	Missoula
State	MT
Zip Code	59801

Amenities

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

Additional Information

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