

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

MLS® #30055624

\$190,000

Bedroom, Bathroom,
Land on 0.11 Acres

Mill Site Subdivision, Missoula, MT

Build your home where Missoula's heartbeat is strongest – the Old Sawmill District. This lot places you just a short walk from downtown, with its bustling farmers markets, boutique shops, art galleries, and award-winning restaurants. Catch live music at local venues, enjoy coffee at Dog & Bicycle Cafe, or savor dinner at Boxcar Bistro before strolling to PaddleHeads Baseball Stadium for a game. The Clark Fork River and scenic trails are steps away, along with the University of Montana for sports, arts, and cultural events. With unmatched walkability, river access, and a dynamic urban atmosphere, this is your chance to create your home in the city's most exciting neighborhood. Downtown Missoula is known for its vibrancy, and the Old Sawmill District puts you right in the middle of it all. This prime building lot gives you the freedom to design a home that matches your lifestyle while surrounding you with the best of the city.

From your door, you can wander into downtown Missoula for fresh produce and flowers at the Saturday farmers market, browse local art studios, or enjoy an evening of live music at intimate venues and outdoor stages. Dining options abound – from chef-driven cuisine to casual pub fare, and with Tagliare Delicatessen, Boxcar Bistro, and Dog & Bicycle Cafe just steps away, you'll never run out of favorite spots.



The Clark Fork River flows right through your neighborhood, offering trails for biking and walking, as well as easy access to water sports from the nearby boat launch. The University of Montana is minutes away, providing a full calendar of athletic events, performances, and lectures.

Living here means leaving the car parked more often. It’s about walking to the game, riding your bike to work, meeting friends at the cafe, and enjoying a true sense of community. The Old Sawmill District offers an urban lifestyle wrapped in the beauty of Montana’s landscapes – a rare combination that’s nearly impossible to find elsewhere in the state.

This is your opportunity to own a piece of it and build exactly the home you’ve imagined. With limited availability in this coveted neighborhood, now is the time to secure your spot in the heart of Missoula.

Essential Information

MLS® #	30055624
Price	\$190,000
Acres	0.11
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	Lot 3 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
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