

\$190,000 - Lot 4 Block 3 Montana Street, Missoula

MLS® #30055627

\$190,000

Bedroom, Bathroom,
Land on 0.10 Acres

Mill Site Subdivision, Missoula, MT

Your Montana adventure starts here. This Old Sawmill District lot offers unmatched access to the Clark Fork River, scenic trails, and the great outdoors — all just steps from home. Launch your kayak, paddleboard, or fishing trip from the nearby boat ramp, or bike along the river to downtown Missoula. Enjoy neighborhood dining at Tagliare Delicatessen, Boxcar Bistro, and Dog & Bicycle Cafe, or catch a summer game at PaddleHeads Baseball Stadium. With the University of Montana, local parks, and a full calendar of community events just minutes away, this location blends recreation, culture, and convenience. Build your dream home in one of Missoula's most active and connected neighborhoods. For those who thrive on fresh air and movement, the Old Sawmill District is a dream come true. This lot gives you front-row access to Missoula's outdoor playground while keeping you close to the cultural and social energy of the city.

Start your mornings with a jog or bike ride along the Clark Fork River Trail, taking in views of the water, bridges, and surrounding mountains. From the neighborhood boat launch, you can be paddling your kayak or stand-up paddleboard within minutes — or casting a line for an afternoon of fishing. In winter, nearby parks and trails are perfect for cross-country skiing or snowshoeing.

When you're ready to refuel, your



neighborhood has some of Missoula’s best food and drink. Grab a handcrafted sandwich from Tagliare Delicatessen, enjoy a laid-back coffee date at Dog & Bicycle Cafe, or share dinner and drinks with friends at Boxcar Bistro.

Sports and entertainment are right around the corner, with PaddleHeads Baseball Stadium providing summer fun under the lights. Downtown Missoula is just a short walk or bike ride away, offering live music, art galleries, and year-round events. The University of Montana adds another layer of activity with collegiate sports, performing arts, and lectures.

This location offers a lifestyle of true connection to nature, to the community, and to everything that makes Missoula a special place to live. Whether you’re looking to build a full-time residence or a seasonal retreat, this lot is your starting point for a life filled with adventure.

Essential Information

MLS® #	30055627
Price	\$190,000
Acres	0.10
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	Lot 4 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