

\$175,000 - Lot 5 Block 3 Montana Street, Missoula

MLS® #30055628

\$175,000

Bedroom, Bathroom,
Land on 0.07 Acres

Mill Site Subdivision, Missoula, MT

Design your dream home in Missoula's™ walkable Old Sawmill District, where parks, trails, and the Clark Fork River are just steps away. Enjoy nearby dining at Tagliare Delicatessen, Boxcar Bistro, and Dog & Bicycle Cafe, or take in summer evenings at PaddleHeads Baseball Stadium. Downtown Missoula and the University of Montana are minutes away, offering year-round events, festivals, and activities for all interests. With sidewalks, green spaces, and a welcoming neighborhood atmosphere, this location offers a rare blend of convenience, recreation, and community connection in the heart of the city. The Old Sawmill District is more than a location – it's™ a connected, vibrant community where life happens just outside your front door. This prime lot offers the opportunity to design a home that suits your lifestyle while keeping you close to the best of Missoula.

Imagine weekend mornings walking to the farmers market, picking up fresh produce and flowers, or enjoying a coffee before heading to the river. The Clark Fork River Trail offers scenic bike rides, morning jogs, and evening strolls, while nearby parks and open spaces provide room for outdoor activities and relaxation.

Local favorites like Tagliare Delicatessen, Dog & Bicycle Cafe, and Boxcar Bistro are within a short walk or ride, making it easy to enjoy



dining and coffee without the drive. In the summer, PaddleHeads Baseball Stadium brings excitement just steps from home, with games, music, and fireworks lighting up the season.

The neighborhood’s walkability and amenities mean you can spend more time enjoying life and less time commuting. Whether you’re into sports, arts, dining, or the outdoors, you’ll find it all close at hand – from the University of Montana to the vibrant downtown scene.

Opportunities to build in the Old Sawmill District are rare. This lot offers the perfect combination of location, lifestyle, and community connection in one of Missoula’s most desirable neighborhoods.

Essential Information

MLS® #	30055628
Price	\$175,000
Acres	0.07
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	Lot 5 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