

\$180,000 - Lot 1a Block 6 Montana Street, Missoula

MLS® #30055708

\$180,000

Bedroom, Bathroom,
Land on 0.09 Acres

Mill Site Subdivision, Missoula, MT

Experience the ultimate in walkable city living from this prime Old Sawmill District lot. Step out your door to enjoy neighborhood dining at Tagliare Delicatessen, Boxcar Bistro, and Dog & Bicycle Cafe, or take a short stroll to PaddleHeads Baseball Stadium, the Clark Fork River, and miles of trails. Downtown Missoula and the University of Montana are minutes away, offering shopping, entertainment, and year-round events. With easy access to amenities, recreation, and cultural attractions, this location is ideal for those seeking convenience, connection, and a vibrant urban lifestyle — all within the beauty of Montana’s landscape. The Old Sawmill District offers a rare combination of urban convenience and Montana charm. This lot is perfectly positioned for those who value easy access to dining, entertainment, and recreation — all without relying on a car for daily errands and activities.

Your morning could start with a short walk to Dog & Bicycle Cafe for coffee, followed by a meeting or work session at a downtown office, all within minutes of home. Lunch might be a handcrafted sandwich from Tagliare Delicatessen, and evenings could be spent at Boxcar Bistro or catching a game at PaddleHeads Baseball Stadium.

For outdoor enthusiasts, the Clark Fork River and its scenic trail system are just steps away, offering a convenient escape into nature



without leaving the neighborhood. The nearby boat launch opens up opportunities for kayaking, paddle boarding, or fishing at a momentâ€™s notice.

Cultural attractions abound, with downtown Missoula providing art galleries, live music venues, and boutique shopping. The University of Montana adds another dimension of engagement, from collegiate sports to performing arts and lectures.

This is an ideal spot for those looking to simplify their lifestyle while staying connected to everything they love about Missoula.

Essential Information

MLS® #	30055708
Price	\$180,000
Acres	0.09
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	Lot 1a Block 6 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