

\$180,000 - Lot 3 Block 6 Montana Street, Missoula

MLS® #30055711

\$180,000

Bedroom, Bathroom,
Land on 0.10 Acres

Mill Site Subdivision, Missoula, MT

Live steps from the Clark Fork River in Missoula's vibrant Old Sawmill District. This prime lot offers quick access to the neighborhood boat launch, scenic river trails, and endless opportunities for kayaking, paddle boarding, fishing, or simply enjoying the water. Dine at local favorites like Tagliare Delicatessen, Boxcar Bistro, and Dog & Bicycle Cafe, or walk to PaddleHeads Baseball Stadium for an evening game. Downtown Missoula and the University of Montana are minutes away, bringing shopping, dining, entertainment, and cultural events close to home. Build your vision in one of the city's most active and connected neighborhoods. If you've dreamed of living near the water, this Old Sawmill District lot puts the Clark Fork River at your doorstep. Whether your perfect day starts with a morning paddle, an afternoon bike ride along the river trail, or a quiet evening watching the water flow, this location offers it all within easy reach.

From the nearby boat launch, you can launch a kayak or paddleboard in minutes. The river trail system stretches for miles, connecting you to parks, green spaces, and downtown Missoula without the need for a car. Fishing, wildlife watching, and year-round scenic beauty are part of daily life here.

When you're ready for a bite, Tagliare Delicatessen, Boxcar Bistro, and Dog & Bicycle Cafe are all within walking distance.



Summer brings the fun and excitement of PaddleHeads Baseball Stadium, where you can enjoy games, community events, and fireworks.

Cultural and educational opportunities abound with the University of Montana just minutes away, offering athletics, arts, lectures, and performances. Downtown Missoula adds another layer of energy with live music, markets, festivals, and boutique shopping.

Opportunities for river-close living in such a walkable, amenity-rich neighborhood are rare – and this location captures the best of both worlds.

Essential Information

MLS® #	30055711
Price	\$180,000
Acres	0.10
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	Lot 3 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