

# \$180,000 - Lot 17b Block 6 Montana Street, Missoula

MLS® #30055712

**\$180,000**

Bedroom, Bathroom,  
Land on 0.09 Acres

Mill Site Subdivision, Missoula, MT

Discover the perfect Missoula getaway in the Old Sawmill District. This neighborhood has walkable access to dining, coffee shops, and the Clark Fork River. Enjoy summer evenings at PaddleHeads Baseball Stadium, mornings on the river trail, and afternoons exploring downtown Missoula. The University of Montana, local markets, and year-round cultural events are just minutes away. Whether your time here is measured in days, weeks, or months, this location offers the perfect balance of relaxation, recreation, and connection to everything that makes Missoula special. For those seeking a home away from home, the Old Sawmill District provides a location that makes every visit memorable.

From this address, it's easy to enjoy everything the city offers without the hassle of long drives or complicated travel. Spend your mornings on the Clark Fork River Trail, sipping coffee from Dog & Bicycle Cafe as you watch the sunrise. Enjoy afternoons exploring downtown Missoula's galleries, markets, and shops, or take in a matinee performance at the University of Montana.

In the summer, PaddleHeads Baseball Stadium becomes the neighborhood's gathering place, offering games, live entertainment, and community fun. For dining, you'll have favorites like Tagliare Delicatessen and Boxcar Bistro within a short walk — perfect for impromptu meals without



planning ahead.

Outdoor recreation is always close at hand, whether it's paddling from the nearby boat launch, fishing along the riverbank, or biking through the connected trail system. In winter, you're within easy reach of Montana's ski areas and cold-weather adventures, while still enjoying the comfort and convenience of a vibrant neighborhood.

The Old Sawmill District offers a unique combination of location, amenities, and atmosphere that makes it easy to settle in quickly and enjoy every moment of your time here.

**Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | 30055712    |
| Price    | \$180,000   |
| Acres    | 0.09        |
| Type     | Land        |
| Sub-Type | Residential |
| Status   | Active      |

**Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | Lot 17b 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           |