

\$800,000 - 310 N Higgins Avenue, Missoula

MLS® #30056224

\$800,000

Bedroom, Bathroom, 5,019 sqft
Commercial Sale on 0.06 Acres

N/A, Missoula, MT

This unique offering is an opportunity to own commercial property on downtown Missoula's Higgins Avenue. Missoula's historic downtown is a vibrant area with a rich past, offering a blend of historical buildings, unique shops, and restaurants. The area's sidewalks teem with residents and tourists, all drawn by the thriving arts and culture scene, the diversity of businesses, and the Clark Fork River which runs right through the heart of downtown. Built in 1930, the historic DeVoe building is an Art Moderne-style building with a stone facade, two above-grade levels, and a full basement. Inside, the main and upper levels of the building have been fully deconstructed in preparation for a complete remodel. The beautiful original brick walls are now full exposed and serve as both reminders of the past and inspiration for what will come next. The main floor of the building is approximately 2100 sqft with an additional 1470 sqft on the second level and nearly 1500 sqft in the basement. Conceptual drawings of a mixed-use remodel, with two living units above the commercial main level are available for review. Zoning is Central Business District, allowing for a huge variety of uses. This is an opportunity not to be missed.

Built in 1930

Essential Information

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Price	\$800,000
Square Footage	5,019
Acres	0.06
Year Built	1930
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active Under Contract

Community Information

Address	310 N Higgins Avenue
Subdivision	N/A
City	Missoula
County	Missoula
State	MT
Zip Code	59802

Interior

Heating	Forced Air
Has Basement	Yes
Basement	Unfinished

Exterior

Foundation	Stone
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Additional Information

Date Listed	August 20th, 2025
Days on Market	13
Zoning	Commercial