

\$3,550,000 - 221 & 223 N Higgins Avenue, Missoula

MLS® #30057098

\$3,550,000

Bedroom, Bathroom, 13,000 sqft
Commercial Sale on 0.12 Acres

N/A, Missoula, MT

A Trophy Asset That's Been Improved to Very High Standards

A Great Investment Opportunity - 6.5% Cap Rate

\$700,000 assumable mortgage at 1.36% interest rate

5,200 SF on the main floor leased to Pangea Restaurant

5,200 SF on the lower level leased to Stave & Hoop Restaurant

Building 221 has an office suite on the 2nd floor - 2600 SF

Built in 1887

Essential Information

MLS® #	30057098
Price	\$3,550,000
Square Footage	13,000
Acres	0.12
Year Built	1887
Type	Commercial Sale
Sub-Type	Building
Status	Active

Community Information

Address	221 & 223 N Higgins Avenue
Subdivision	N/A
City	Missoula
County	Missoula
State	MT



Zip Code 59802

Interior

Interior Concrete

Has Basement Yes

Basement Finished

Exterior

Foundation Other

Additional Information

Date Listed September 8th, 2025

Days on Market 24

Zoning Commercial