

\$3,975,000 - 9015 Cartage Road, Missoula

MLS® #30057545

\$3,975,000

Bedroom, Bathroom, 11,200 sqft
Commercial Sale on 6.47 Acres

N/A, Missoula, MT

Prime Commercial Property for Sale â€“ 6.47 Acres with Two Spacious Shops & Office.

This expansive 6.47-acre property is perfectly positioned just off Highway 93 & Interstate 90 at the Wye in Missoula, Mt. Offering an unbeatable location for both business and personal use. The property boasts two large, well-built, shops providing a combined total of 11,200 square feet of space. Water to properties cistern is free from ownership granting an access easement to the neighboring property. Water agreement does transfer to a new owner.

â€¢ Shop 1: 7,200 square-foot metal building w/ a hydro swing door, ideal for industrial, storage, or retail use. Radiant floor heat heats both the shop and exterior pad. With 28' ceilings & 20' door heights and a versatile open layout, this space can accommodate large equipment, vehicles, or be customized to suit your specific needs. â€¢ Shop 2: A 4,000 square-foot structure also w/ a hydro swing door, offering additional storage or workspace. The size and functionality of this building make it a perfect complement to the main shop or an independent unit for a variety of purposes.

â€¢ Modular Office: 720 square-foot office space.

Located in a highly visible, with excellent



access to major routes, this property is an excellent opportunity for anyone looking to establish a presence in the Missoula area. Whether you're looking for a base of operations for your business or a large personal space for hobbies and storage, this property offers both flexibility and convenience.

Owner financing maybe available OAC with 25% down.

Built in 2005

Essential Information

MLS® #	30057545
Price	\$3,975,000
Square Footage	11,200
Acres	6.47
Year Built	2005
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	9015 Cartage Road
Subdivision	N/A
City	Missoula
County	Missoula
State	MT
Zip Code	59808

Interior

Interior	Concrete
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Exterior

Foundation	Poured
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Additional Information

Date Listed	September 21st, 2025
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Days on Market	1
Zoning	Commercial