

\$4,100,000 - 8989 Roller Coaster Road, Missoula

MLS® #30057580

\$4,100,000

Bedroom, Bathroom, 15,000 sqft
Commercial Sale on 20.00 Acres

N/A, Missoula, MT

Exceptional investment opportunity combines two commercial lots totaling 20-acres with a versatile 15,000 sf warehouse. The fenced & gated property includes expansive paved parking and a depressed loading dock â€” ideal for storage, manufacturing, distribution, and other light-industrial operations. Substantial excess land offers room for additional development potential, with zoning that supports a variety of light industrial & artisan uses with accessory commercial uses such as agricultural, equipment/construction services & distribution, manufacturing & production, vehicle sale/maintenance/repair, medical facilities, microbrewery/distillery, & entertainment venues (see supplemental docs for Missoula County zoning & Airport Influence Area regulations). The steel-framed warehouse is equipped with durable steel siding & roof, a steel-awning covered accessible entrance vestibule, one 14-ft and one 10-ft insulated overhead door, plus two additional access doors provide streamlined workflow. Efficiently designed systems & upgrades include a 3-year-old enlarged boiler with three-zone radiant in-floor heat, LED lighting, exhaust fans, over-sized fire sprinkler system, and 240/480V three-phase power. Interior amenities include private office with wall A/C unit, two accessible restrooms, & a utility sink with dedicated gas water heater.

Built in 2008



Essential Information

MLS® #	30057580
Price	\$4,100,000
Square Footage	15,000
Acres	20.00
Year Built	2008
Type	Commercial Sale
Sub-Type	Retail
Status	Active

Community Information

Address	8989 Roller Coaster Road
Subdivision	N/A
City	Missoula
County	Missoula
State	MT
Zip Code	59808

Amenities

Utilities	Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Connected
Features	Gated
Parking	Additional Parking
View	Meadow, Mountain(s)

Interior

Interior	Concrete
Interior Features	Open Floorplan
Heating	Radiant Floor
Cooling	Wall Unit(s)
Basement	None

Exterior

Exterior Features	Awning(s), Storage
Roof	Metal
Construction	Batts Insulation, Metal Frame, Metal Siding
Foundation	Poured, Slab

Additional Information

Date Listed	September 19th, 2025
Days on Market	18
Zoning	Industrial - Light