

\$3,399,000 - 4950 N Reserve Street, Missoula

MLS® #30058190

\$3,399,000

Bedroom, Bathroom, 14,480 sqft
Commercial Sale on 2.51 Acres

N/A, Missoula, MT

This 14,440 square foot commercial building offers a rare investment opportunity to acquire a high-visibility property at one of Missoula's busiest intersections, North Reserve Street and Interstate 90. Perfectly positioned on 2.51 acres, the site combines outstanding exposure—over 22,000 cars pass daily—with unmatched convenience, as the I-90 on-ramp is directly adjacent, ensuring efficient shipping and receiving operations and excellent connectivity to regional transportation routes. The property has been recently remodeled and is designed with functionality in mind, featuring useful tall ceilings, expansive open space, and large loading doors that accommodate a wide range of commercial uses. Outdoor storage and ample yard space further enhance the flexibility and efficiency of the site, making it ideal for distribution, car wash, hospitality, restaurant, light manufacturing, retail, or a host of other allowed businesses in this M1-2 zoned area. The property is being offered as real estate and improvements only, with the current owner wishing to lease back under a NNN structure at a targeted 6% cap rate, with terms to be negotiated, providing an immediate and reliable income stream to a new owner. In addition, a separately operated coffee stand on site pays rent and adds further daily activity and revenue. Situated near Highway 93, just minutes from the recently expanded Missoula International Airport, and in close proximity to the thriving North Reserve shopping district,



this location is both strategically and commercially powerful. The combination of visibility, accessibility, and long-term income potential makes this an exceptional opportunity for investors seeking a stabilized property in one of Montana’s fastest-growing commercial corridors.

Built in 1990

Essential Information

MLS® #	30058190
Price	\$3,399,000
Square Footage	14,480
Acres	2.51
Year Built	1990
Type	Commercial Sale
Sub-Type	Warehouse
Status	Active

Community Information

Address	4950 N Reserve Street
Subdivision	N/A
City	Missoula
County	Missoula
State	MT
Zip Code	59808

Amenities

Amenities	Bike Storage
Utilities	Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, High Speed Internet Available

Interior

Interior	Concrete
Interior Features	Wired for Data, Wired for Sound
Heating	Forced Air

Exterior

Foundation	See Remarks
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Additional Information

Date Listed	October 1st, 2025
Days on Market	2
Zoning	Industrial