

\$1,789,000 - 819 S Higgins Avenue, Missoula

MLS® #30059813

\$1,789,000

Bedroom, Bathroom, 8,400 sqft
Commercial Sale on 0.14 Acres

N/A, Missoula, MT

Prime Retail Investment Opportunity on Missoula's Hip Strip This 8,400-square-foot retail building is 100% NNN leased, featuring an exceptional tenant mix and a highly desirable location on South Higgins Ave/US Highway 12. Boasting a daily traffic count of 19,500, this property is just blocks from the University of Montana campus, Downtown Missoula and residential properties, making it a prime location for consistent visibility and foot traffic. Recent capital improvements enhance the property's value, including: • Brand-new roof • Commercial-grade garage door • Awning replacements • BTU heater installation • Paved and striped parking lot with security-grade LED lighting Additionally, the building includes over 8,000 square feet of unfinished mezzanine attic space with usable ceiling height, providing significant potential for expansion or storage. With a projected cap rate just above 7% by January 2026, this property offers a solid investment opportunity in a thriving commercial corridor.

Built in 1905

Essential Information

MLS® #	30059813
Price	\$1,789,000
Square Footage	8,400
Acres	0.14



Year Built	1905
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	819 S Higgins Avenue
Subdivision	N/A
City	Missoula
County	Missoula
State	MT
Zip Code	59801

Exterior

Foundation	See Remarks
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Additional Information

Date Listed	October 13th, 2025
Days on Market	1