

\$1,650,000 - 1345 Dakota Street, Missoula

MLS® #30060382

\$1,650,000

Bedroom, Bathroom, 8,040 sqft
Commercial Sale on 0.36 Acres

Cook's Addition, Missoula, MT

Come check out this great Investment Property! The CAP Rate is around 6+NNN and the tenants have just renewed their lease for another 5 years. Featuring 8,040 sqft warehouse and offices. This property is centrally located close to The Good Food Store off Russell. The metal building is in great shape and had a rubber roof put on in 2017. Boasting 4 overhead doors, one with a loading dock. The alley can be cleaned up for additional parking but there is ample parking out front. Ask listing agent regarding the renters. Listing agent must be at all showings.

Built in 1988

Essential Information

MLS® #	30060382
Price	\$1,650,000
Square Footage	8,040
Acres	0.36
Year Built	1988
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	1345 Dakota Street
Subdivision	Cook's Addition
City	Missoula
County	Missoula



State	MT
Zip Code	59801

Amenities

Parking	Alley Access
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Interior

Interior	Concrete
Heating	Fireplace(s)
Cooling	Other

Exterior

Construction	Metal Frame, Metal Siding
Foundation	Poured

School Information

District	District No. 1
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Additional Information

Date Listed	October 24th, 2025
Zoning	Commercial