



SterlingCRE
A D V I S O R S

Class A Medical Office Suite

2829 Great Northern Loop, Suite 300

Missoula, Montana

±2,613 SF | Medical Office

Exclusively listed by:

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A D V I S O R S

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Opportunity Overview

Your medical practice will thrive in this hard-to-find offering from SterlingCRE Advisors. Conveniently located just off Mullan Road near Missoula Bone & Joint, this medical office condominium offers great visibility and easy access for healthcare professionals and patients alike.

Occupying the entire 3rd floor and spanning $\pm 2,613$ SF (including dedicated common area for 3rd floor), the space includes 10 private rooms tailored for various medical specialties, a spacious waiting area, and a centrally located charting area and a nurses station.


A lobby elevator and push-button main door opener provide ADA access to the suite. Monument signage on Mullan Rd enhances your practice's visibility to patients.

Join a distinguished community of healthcare providers near Missoula's main retail row on N Reserve St.

Address	2829 Great Northern loop, Suite 300
Purchase Price	\$899,000
Property Type	Medical Office
Total Acreage	Acreage: ± 0.83
Building Size	$\pm 2,613$ Square Feet
Price Per Square Foot	\$346.97/SF

Interactive Links

 Street View

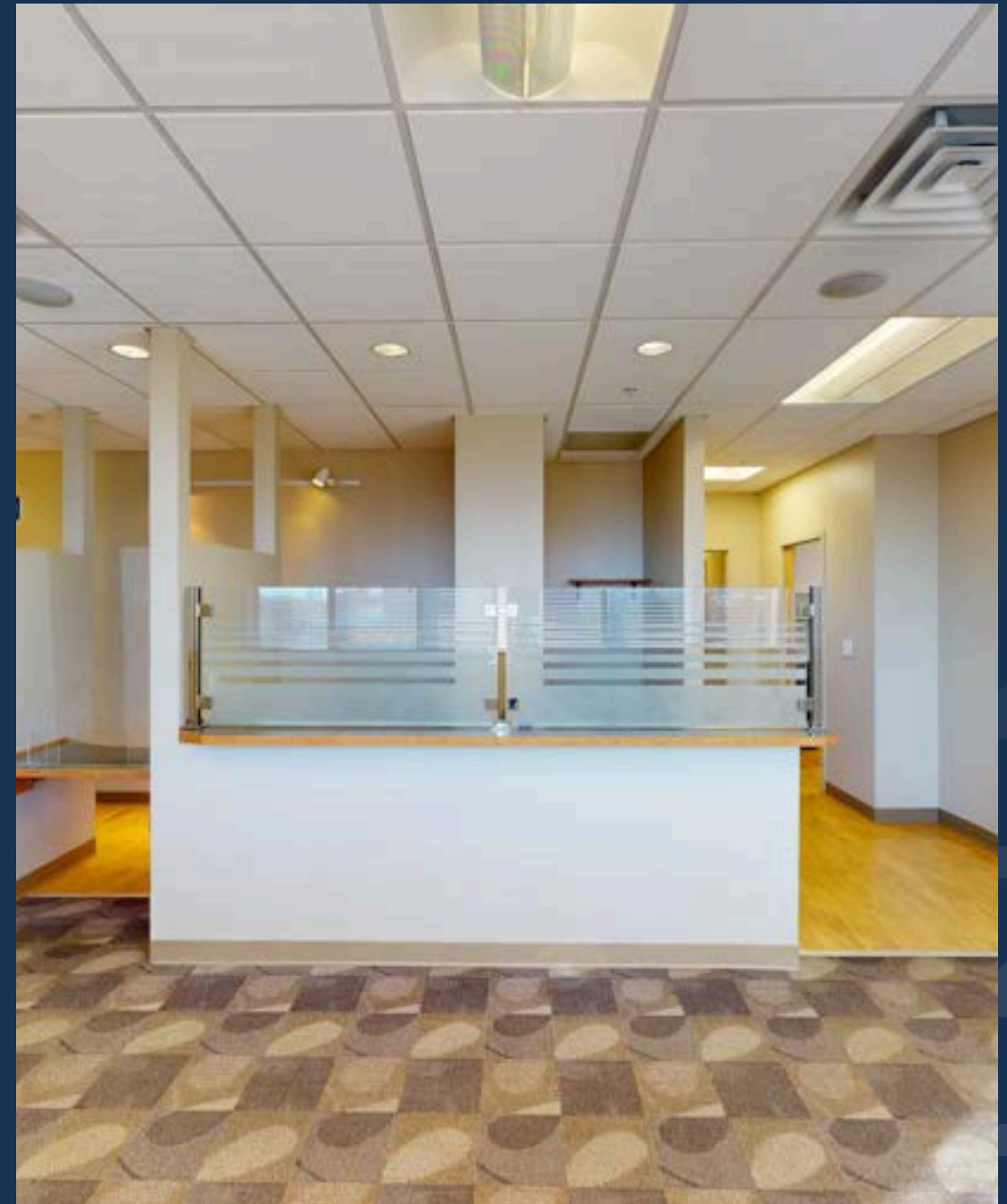
 Link to Listing

 3D Tour

2829 Great Northern Loop, Suite 300

\$899,000

Suite SF	±2,613 SF
Geocode	04-2200-17-2-14-14-7300
Year Built/Renovated	2009
Zoning	M1R-2 (Limited Industrial Residential)
Access	City water and sewer; electrical
Services	City water and sewer
Taxes	\$12,315.43 (2023)
Parking	Two (2) dedicated lots with ample parking
Traffic Count	± 11,847 AADT (2023)
Access	Mullan Road





Convenient proximity to N Reserve and Broadway Street(s), maximizing patient accessibility and practitioner convenience



Thoughtfully designed, turnkey medical office with dedicated waiting area and ten private rooms



ADA compliant features throughout the premises ensure accessibility for all patients



Two dedicated parking lots with ample parking spaces available



Investment Potential: this property represents a secure investment opportunity in a thriving market

LOCATION



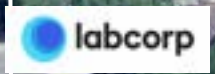
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N Reserve Street ±35,419 AADT (2023)

2829 Great Northern Loop



Montana Family Vision Care



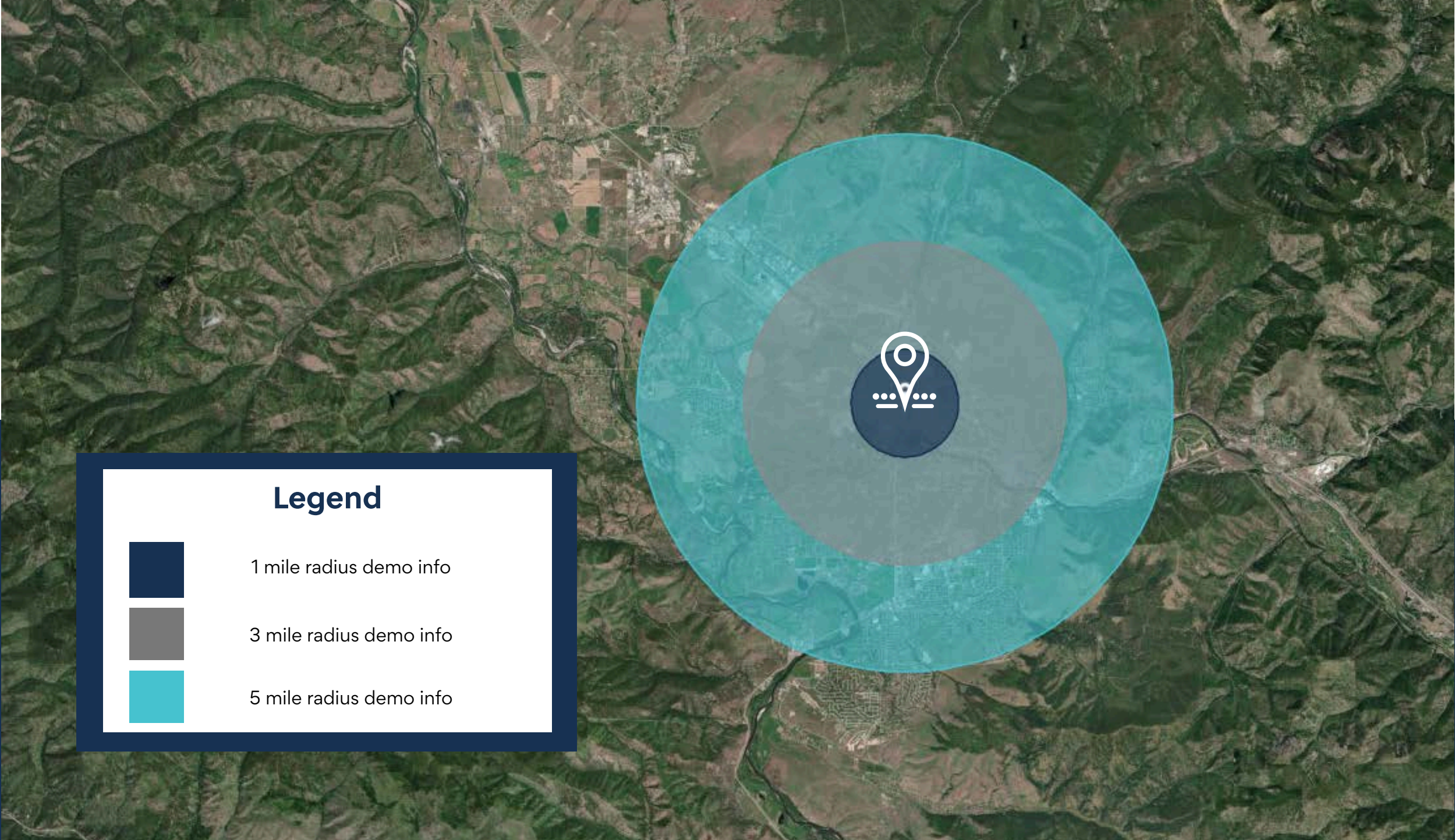
NORTHCARE



W CHIROPRACTIC

Mullan Road ±11,847AADT (2023)





Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

KEY FACTS

3 miles

50,343

Population

35.7

Median Age

2.0

Average Household Size

\$58,566

Median Household Income

10,314

2023 Owner Occupied Housing Units (Esri)

13,901

2023 Renter Occupied Housing Units (Esri)

BUSINESS

3 miles



3,932

Total Businesses



46,866

Total Employees

HOUSING STATS

3 miles



\$436,259

Median Home Value



\$8,229

Average Spent on Mortgage & Basics



\$953

Median Contract Rent

2024 Households by income (Esri)

3 miles

The largest group: \$35,000 - \$49,999 (17.7%)

The smallest group: \$150,000 - \$199,999 (4.8%)

Indicator ▲	Value	Diff
<\$15,000	9.0%	+1.8%
\$15,000 - \$24,999	8.2%	+1.3%
\$25,000 - \$34,999	8.3%	+1.7%
\$35,000 - \$49,999	17.7%	+2.6%
\$50,000 - \$74,999	15.8%	+0.3%
\$75,000 - \$99,999	16.6%	-0.2%
\$100,000 - \$149,999	14.1%	-2.0%
\$150,000 - \$199,999	4.8%	-2.0%
\$200,000+	5.4%	-3.6%

Bars show deviation from

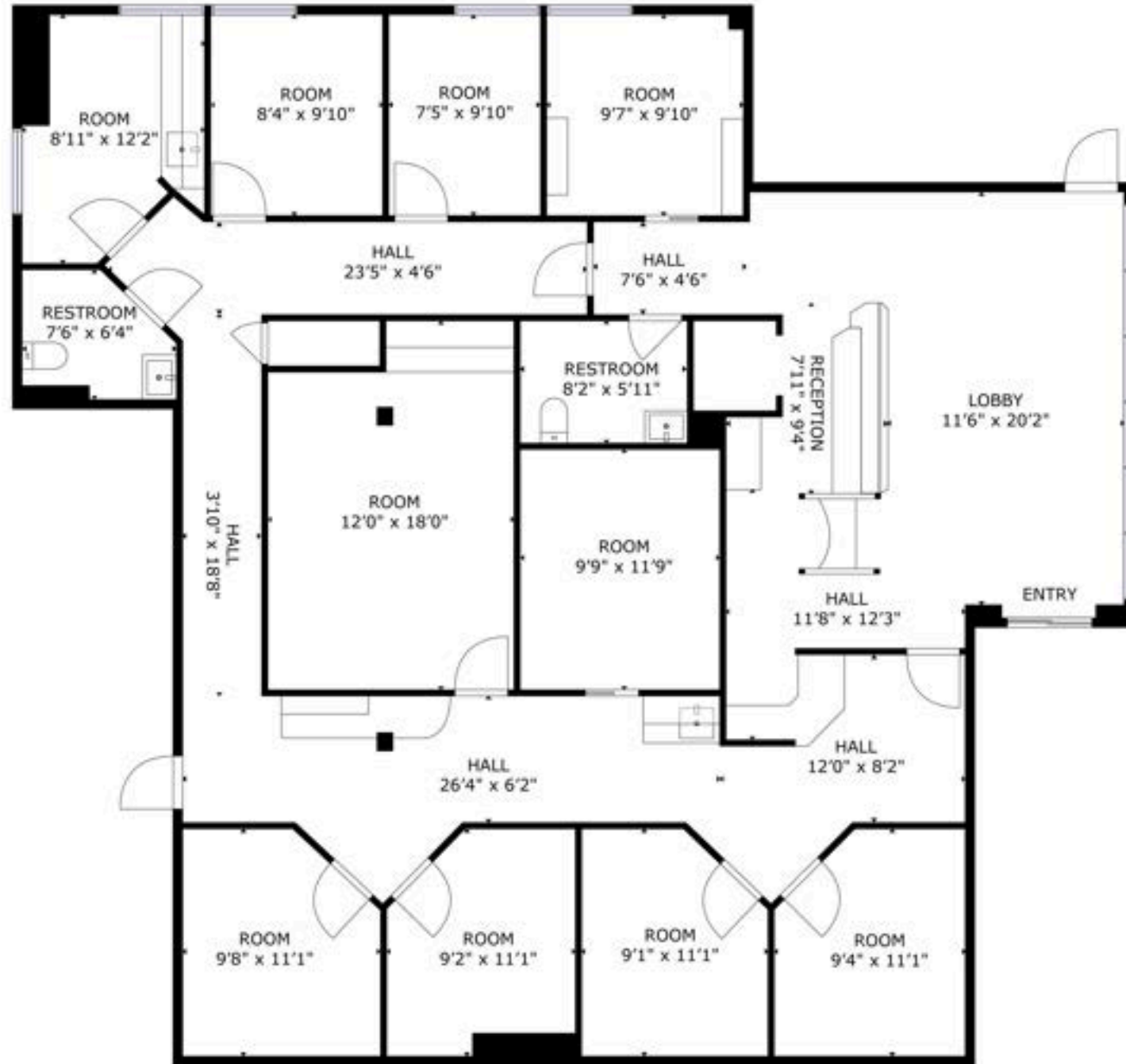
Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	7,148	50,343	86,124	2022 Per Capita Income	\$39,716	\$39,069	\$40,749
2022 Household Population	6,856	49,115	83,092	2022 Median Household Income	\$51,866	\$58,566	\$64,344
2022 Family Population	3,552	29,656	54,461	2022 Average Household Income	\$74,462	\$81,753	\$90,869
2027 Total Population	7,726	53,295	89,947	2027 Per Capita Income	\$47,937	\$46,853	\$48,775
2027 Household Population	7,434	52,066	86,915	2027 Median Household Income	\$62,447	\$74,697	\$78,649
2027 Family Population	3,822	31,448	56,803	2027 Average Household Income	\$89,354	\$97,568	\$107,953

PROPERTY DETAILS









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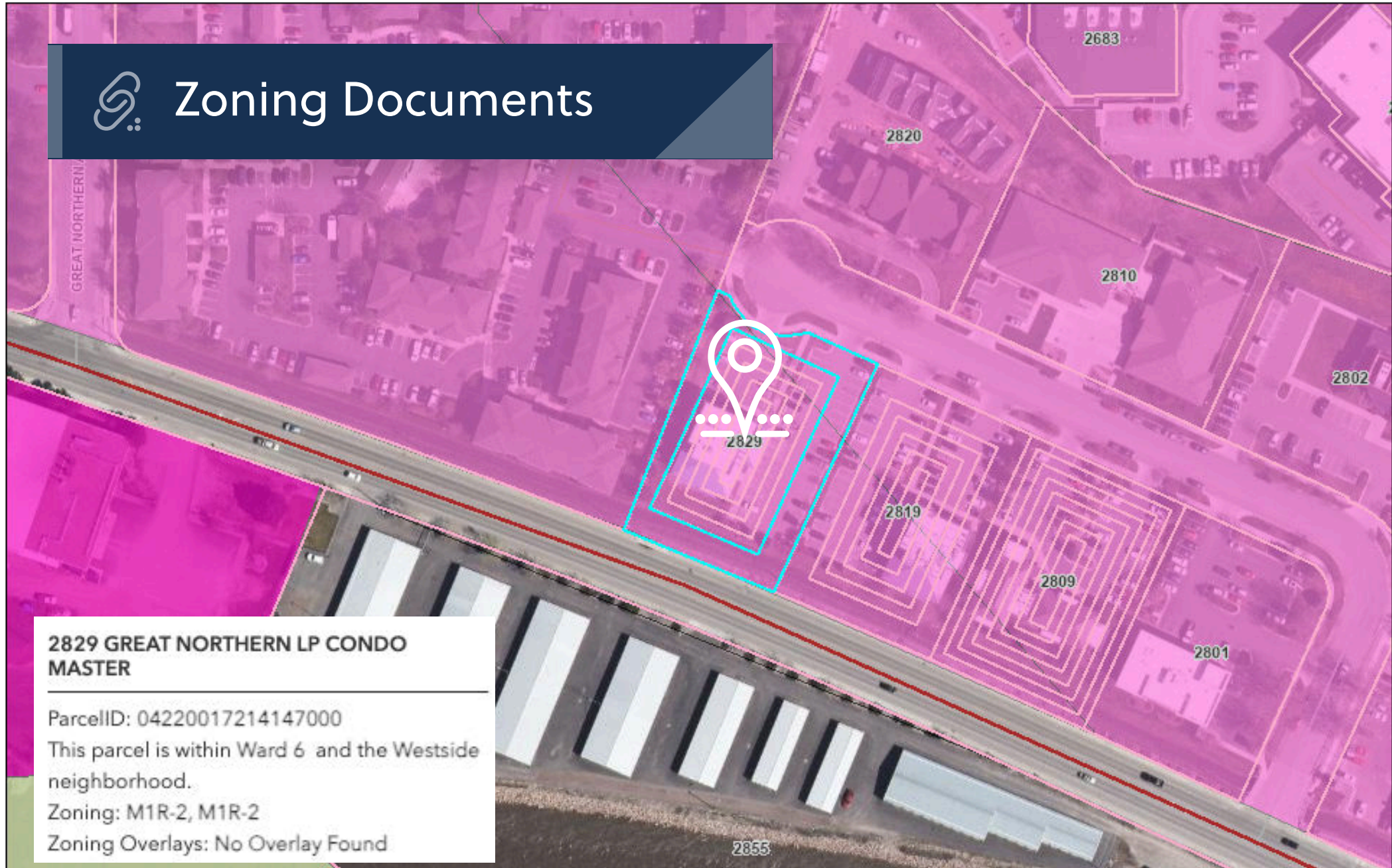




Flood Zones:  X500 or B Zone  A Zone  V Zone  D Zone  Floodway  CBRA



Zoning Documents



2829 GREAT NORTHERN LP CONDO MASTER

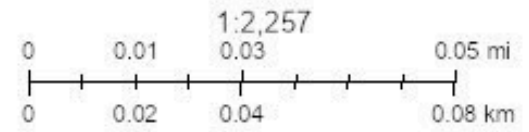
ParcelID: 04220017214147000

This parcel is within Ward 6 and the Westside neighborhood.

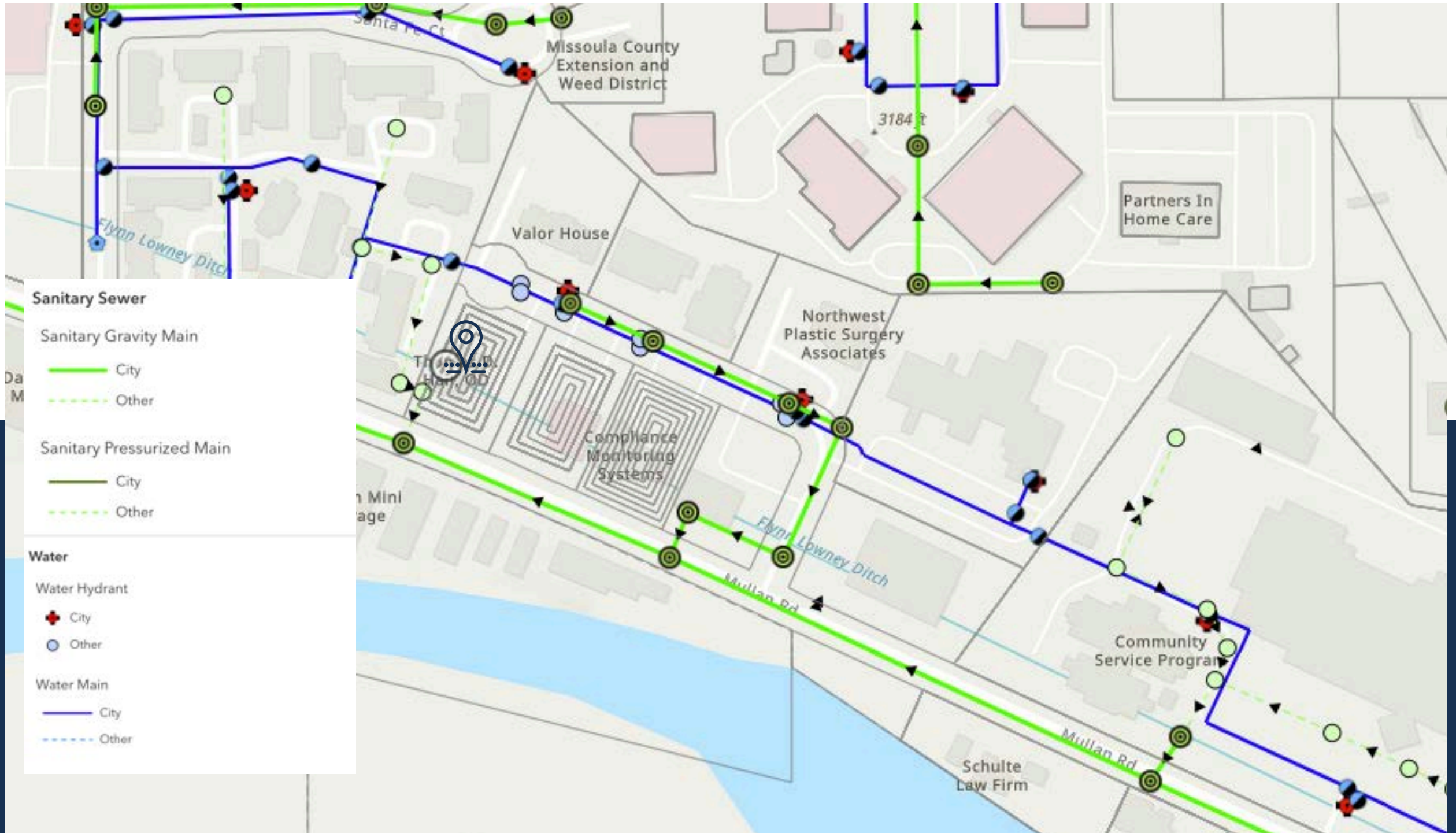
Zoning: M1R-2, M1R-2

Zoning Overlays: No Overlay Found

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Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS



Utilities Map

MARKET OVERVIEW



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Missoula Air Service

Missoula International Airport offers **direct flights** to major cities on the west coast and midwest.

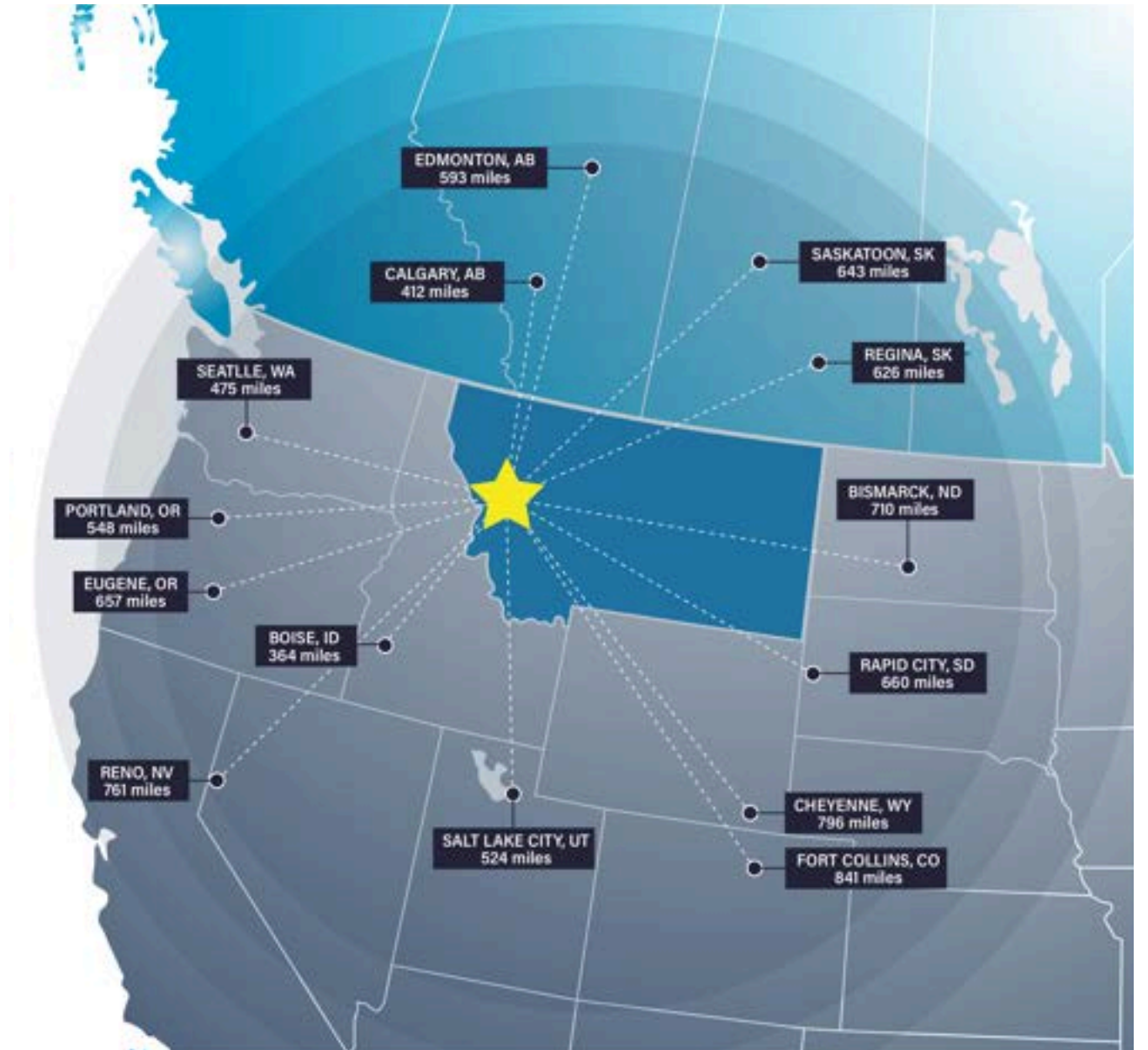


Missoula Access

Missoula offers strategic proximity to major cities in the Pacific Northwest, Midwest, and Canada.

Missoula is within a day's truck drive of cities across the Northwest, including major Canadian metros. Easy access to Interstate 90 and US Highway 93 means Montana's major cities including Billings, Bozeman, Butte, Helena, Great Falls, Kalispell and Missoula are within a half day's drive.

Access to rail and the Missoula International Airport round out the city's access to a multimodal transportation network.



Top Employers

University of Montana

3,000+ employees

Missoula County Public Schools

3,000+ employees

St. Patrick Hospital

1000+ employees

Montana Rail Link

1,000+r employees

Community Medical Center

1000+ employees

Missoula County

500+ employees

City of Missoula

500+ employees

Allegiance Benefits

500+ employees

Noteworthy

Submittable 



workiva



Pathlabs



Cognizant

PatientOne



Source: Montana Department of Labor & Industry | lmi.mt.gov & Zippia | zippia.com



ACCOLADES

#1 Most Fun City for Young People

Smart Assets

#2 Best Places to Live in the American West

Sunset Magazine

Top 10 Medium Cities for the Arts

2023 Southern Methodist University

#4 Best Small Cities in America to Start a Business

Verizon Wireless

#10 Best Small Metros to Launch a Business

CNN Money

#6 Best Cities for Fishing

Rent.com

#1 City for Yoga

Apartment Guide

Top 10 Cities for Beer Drinkers

2015, 2016, 2017, 2019, 2022

International Public Library of 2022

The International Federation of Library Associations World Congress

PEOPLE

12.5% Population Growth - 2012-2022

Missoula ranks among highest net migration cities in US

Median Age 34 Years Old

The median age in the US is 39

58.8% Degreed

Associates degree or higher, 18.7% have a graduate level degree

24.7% High Income Households

Incomes over \$100,000 a year

53.4% Renters

Top 5 Occupations

Office & Admin Support, Food Service, Sales, Transportation

ACCESS

16 Minutes

Average Commute Time

15.6% Multimodal Commuters

Walk or bike to work

81 Hours Saved

81 hours saved in commute yearly over national average

14 Non-Stop Air Destinations

With a recently upgraded terminal at the Missoula International Airport

62 Miles

Of bike lanes with a Gold rating from the League of American Bicyclists

12 Routes

Provided by a bus network across the City of Missoula

11 EV Charge Stations

Available to the public across Missoula

ECONOMY

Designated as a Tech Hub

Western Montana was one of 30 applicants out of 200 designated as a Tech Hub by the federal government and now eligible for millions of dollars in funding for research in smart, autonomous and remote sensing technologies.

Diversity Among Top Employers

University of Montana (education), Providence Health Services/St. Patrick's Hospital (medical), Community Medical Center (medical), Montana Rail Link (transportation), Neptune Aviation (aviation services)

High Labor Participation

Missoula consistently offers one of the highest labor force participation rates in the country.

Expanding Industries

Missoula has seen major growth in construction, professional, scientific, and manufacturing businesses over the past decade.

Growing Number of Technology Companies

Cognizant, onX, Submittable, and Lumenad are some leading tech firms in Missoula



Brokerage Advisors



MATT MELLOTT, CCIM | SIOR
Commercial Real Estate Advisor

Matt delivers results for his clients through superior market knowledge, data analysis and effective negotiating. His areas of expertise include property income and expense analysis, cash flow valuations and lease structuring for office and multifamily investments.



CHRIS BRISTOL
Transaction Coordinator

Chris leverages her project management, e-commerce, and mortgage banking experience to support seamless transactions. Her ability to position properties effectively and execute projects efficiently ensures a high-level of service to SterlingCRE's commercial real estate clients.

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