



\$3,975,000

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Presented By:

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Property Information

Section 1



PROPERTY SUMMARY



LOCATION DESCRIPTION

Missoula, Montana: High-Visibility Location at the Crossroads of I-90 and Highway 93

This property is strategically located at the Wye, one of Missoula’s most active commercial corridors and a key connection point for regional traffic. With immediate access to both Interstate 90 and U.S. Highway 93, the site offers exceptional visibility and connectivity for commercial, industrial, or service-oriented uses. The area is experiencing steady growth, with expanding residential developments and commercial activity supporting increased demand for well-located properties.

As the regional hub for western Montana, Missoula continues to attract investment across logistics, retail, and service industries. This location’s size, infrastructure, and direct highway access make it a rare opportunity for businesses or investors seeking a high-capacity site in one of the region’s most strategic and accessible markets. property offers both flexibility and convenience. Owner financing maybe available OAC with 25% down.

OFFERING SUMMARY

Sale Price	\$3,975,000
Shop #1	7,200 SF
Shop #2	4,000 SF
Office	720 SF
Lot Size	6.47 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	2.5 MILES
Total Households	120	274	909
Total Population	342	769	2,467
Average HH Income	\$175,413	\$167,327	\$150,093

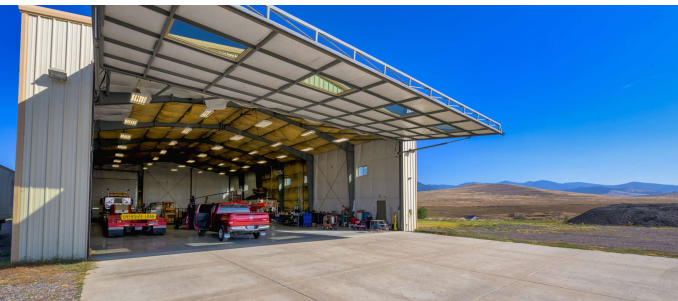
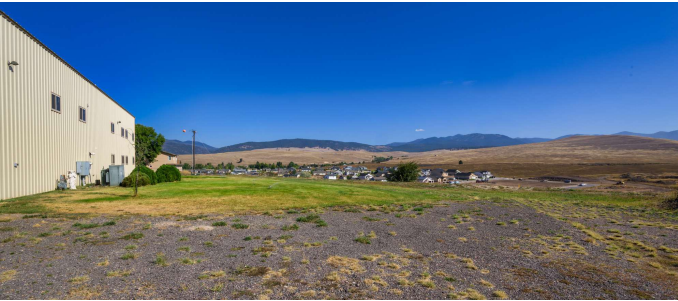


PROPERTY DESCRIPTION

Prime Commercial Property for Sale – 6.47 Acres with Two Spacious Shops & Office. This expansive 6.47-acre property is perfectly positioned just off Highway 93 & Interstate 90 at the Wye in Missoula, Mt. Offering an unbeatable location for both business and personal use. The property boasts two large, well-built, shops providing a combined total of 11,200 square feet of space. Water to properties cistern is free from ownership granting an access easement to the neighboring property. Water agreement does transfer to a new owner. • Shop 1: 7,200 square-foot metal building w/ a hydro swing door, ideal for industrial, storage, or retail use. Radiant floor heat heats both the shop and exterior pad. With 28' ceilings & 20' door heights and a versatile open layout, this space can accommodate large equipment, vehicles, or be customized to suit your specific needs.

- Shop 2: A 4,000 square-foot structure also w/ a hydro swing door, offering additional storage or workspace. The size and functionality of this building make it a perfect complement to the main shop or an independent unit for a variety of purposes.
- Modular Office: 720 square-foot office space. Located in a highly visible, with excellent access to major routes, this property is an excellent opportunity for anyone looking to establish a presence in the Missoula area. Whether you're looking for a base of operations for your business or a large personal space for hobbies and storage, this property offers both flexibility and convenience. Owner financing maybe available OAC with 25% down.

ADDITIONAL PHOTOS

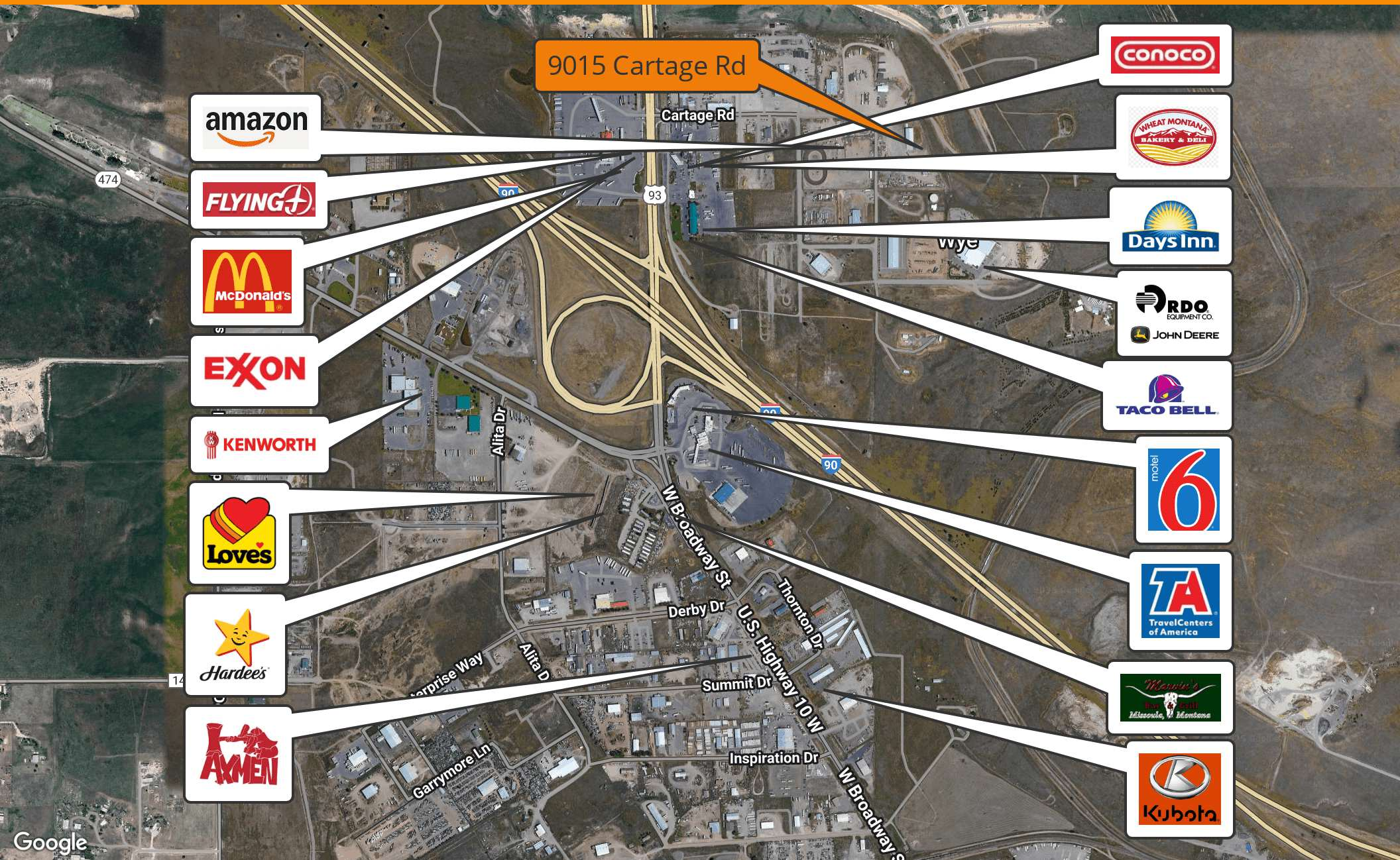


Location Information

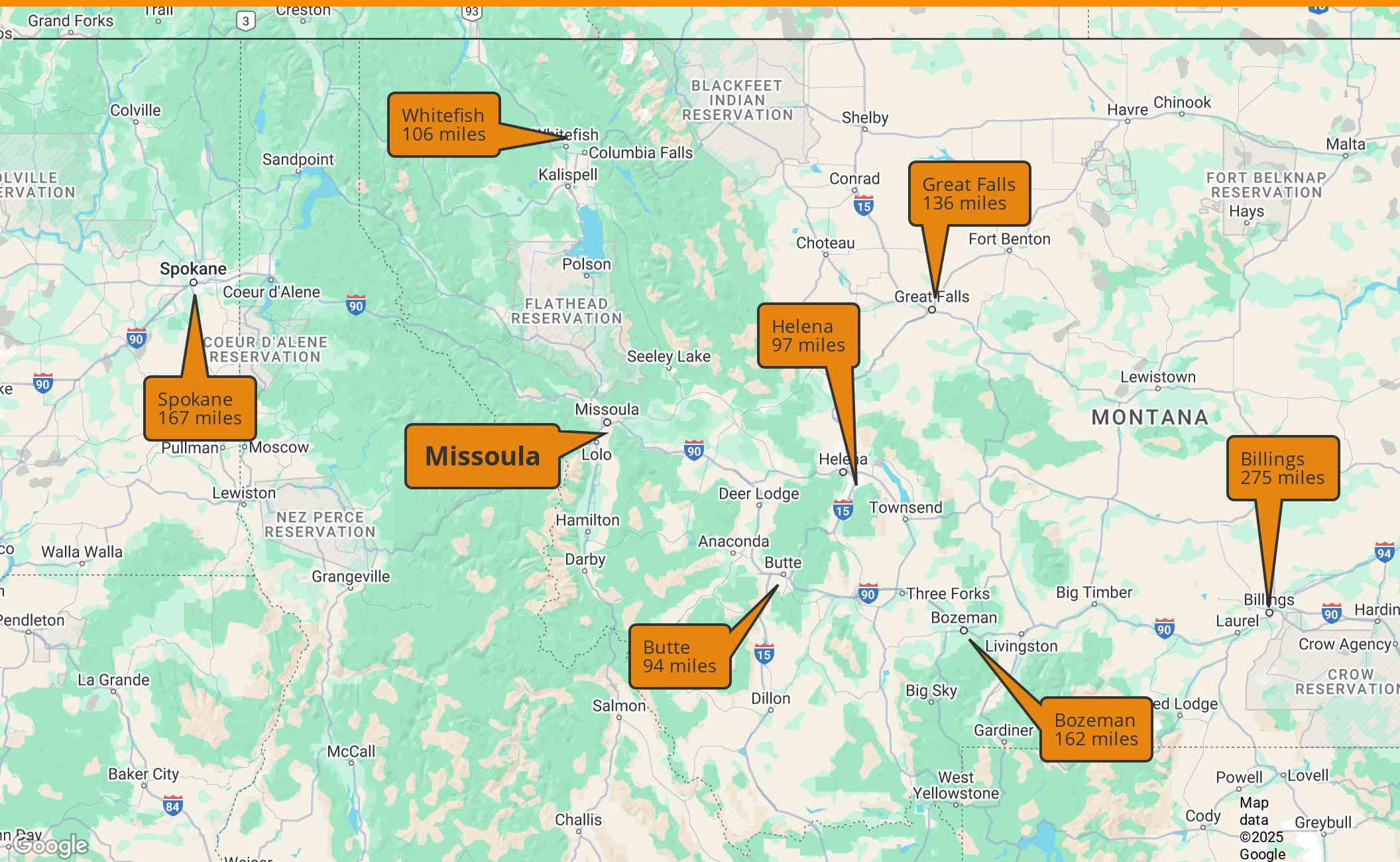
Section 2



REGIONAL MAP



MT CITIES



AERIAL MAP



Demographics

Section 3

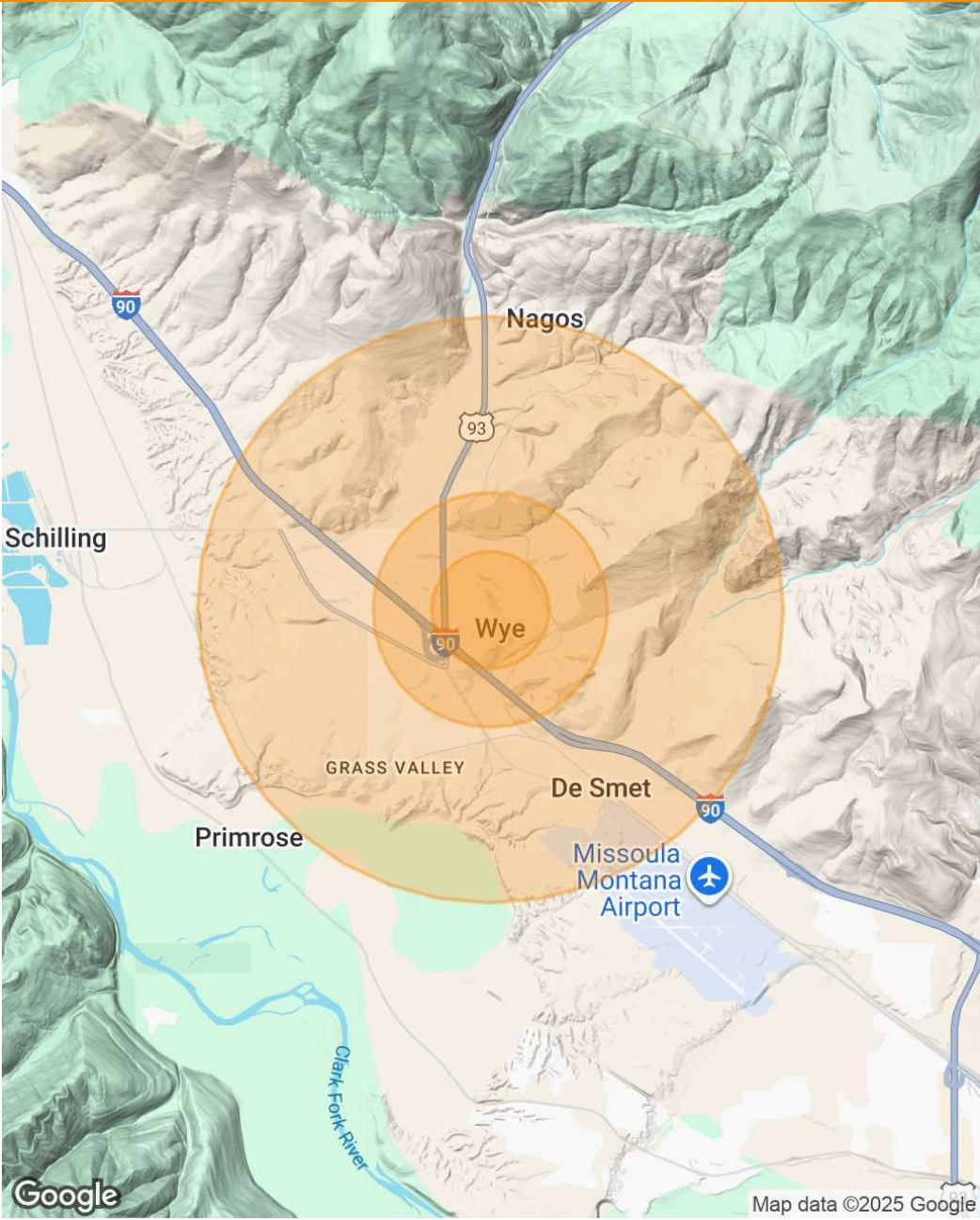


DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	2.5 MILES
Total Population	342	769	2,467
Average Age	38	39	39
Average Age (Male)	38	38	39
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2.5 MILES
Total Households	120	274	909
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$175,413	\$167,327	\$150,093
Average House Value	\$608,651	\$591,075	\$564,014

Demographics data derived from AlphaMap



Advisor Bios

Section 4





JESSIE EAGEN

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PROFESSIONAL BACKGROUND

Jessie Eagen is one of the most seasoned and experienced Real Estate agents in the Missoula area. Surviving 32+ years in Montana real estate, with the economic twists and turns, has proven to be a great accomplishment for Jessie. Since his first house sale in 1993 for \$112,000, Jessie has remained focused and determined to be a leader in his field. He has combined his dedication and experience to make a giant footprint in the Residential, Commercial & Investment, and Flathead Lake markets the past 32 years and he continues to raise his personal bar to deliver excellence in every transaction.

Jessie has always been heavily involved in all aspects of real estate, from development of new multi-family projects, building spec homes, consulting on residential developments to buying and selling homes for himself. With his well-rounded experience in all areas of the industry, Jessie prides himself on being an aggressive negotiator with the foresight in knowing how to get the deal done. He's always looking for buyers and sellers, a real competitive advantage in the industry. He finds the right buyers, the right sellers, the right investors, the right property and he brings it all to you.

Jessie's personable and professional character allow him to build and maintain solid relationships, which explains why his business has grown mostly from referrals and repeat clients. He uses sound knowledge, cutting edge technology, tried wisdom, tenacity and a good amount of hustle to achieve the goals and expectations of his clients.

Jessie was born and raised in Great Falls, MT. After graduating from University of Montana with a Business degree, Jessie began his real estate career in 1992 and made Missoula home. Despite Jessie's busy schedule, he still finds time to spend with his loving family. He spends his time between his hometown of Missoula and his favorite place in the world, Flathead Lake.

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