

2,400± SF PRIME DOWNTOWN OFFICE/RETAIL | HISTORIC MIXED-USE BUILDING

TURNKEY OFFICE AND RETAIL BUILDING IN MISSOULA'S DOWNTOWN CORE

125 W MAIN ST MISSOULA, MT 59802

FOR SALE



SALE PRICE \$1,295,000

PROPERTY HIGHLIGHTS

- 2,400 +/- SF Office/Retail Space on 0.05 +/- AC
- Turnkey Office/Retail or Mixed-Use Building In Vibrant City Setting
- Exceptional Opportunity for Owner-User or Investor; Live/Work with Option to Add Penthouse Apartment & Outdoor Living Space
- First Time on The Market in Over Than 25 Years.
- Prime Downtown Historic District Location - Views of Mountains, the Wilma Theatre & Close to Many Restaurants & Area Attractions - High Foot Traffic
- Possibility for Short-Term or Long-Term Rental Income for Owner/Occupier or Investor
- Includes Two Floors and a Basement, Each Approximately 1,200 +/- SF
- First Floor Offers a Highly Visible Retail Space
- Second Floor Configured as Flex/Office Space
- Basement Used for Storage with Additional Potential
- Modern Features Include: Air Conditioning & Fireplace
- 10' Breezeway & Strip Around Building Parameter May Be Used to Add Egress
- Includes 2 Car Tandem Parking in Breezeway.
- Potential Addition of Living Quarters, Office Suite, Private Rooftop Penthouse Apartment and Deck with Exterior Stair Egress to Breezeway.
- Historic Brick Exterior | Possible Historic Designation
- Built: 1910 | Renovated: 2003
- Zoning: Zoned 6 | Central Business District
- Parcel ID: 04220022219070000
- Located in Blues Alley Behind Top Hat Lounge | Near The Rhino & Missoula Club & Surrounded by: University of Montana, Caras Park, Art Museums, AC & Residence Inn Hotels, Local Shops & Restaurants.
- Recently Approved nearby Riverside Triangle Project includes plan for possible Convention Center, Boutique Hotel, High-End Condos, & Mixed-Use Development.
- Iconic Businesses Including Oxford Cafe Have Already Come to Market.
- See architect's initial design concepts, attached.
- Just 0.3 Miles from Clark Fork River & 0.8 Miles to I-90
- All information deemed accurate; Buyer and Buyer's Broker to verify.

Paul Lencioni

Broker

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IN-PLACE INCOME · OWNER-USER POTENTIAL · VALUE-ADD UPSIDE

PROPERTY OVERVIEW

125 W Main Street presents a 2,400± SF historic office/retail opportunity in Missoula's downtown Historic District, offering a flexible mixed-use asset for owner-users or investors. The property includes approximately 2,400 SF of leasable space across two above-grade floors, plus an approximately 1,200 SF basement providing valuable storage and additional functional potential.

The first floor offers highly visible retail space and is leased through June 30, 2027, providing in-place income. The second floor is configured as flexible office space, creating an opportunity for owner occupancy or additional tenancy.

Built in 1910 and renovated in 2003, the property combines historic brick character with modern features in a highly walkable downtown setting. Surrounded by restaurants, hotels, entertainment, and cultural amenities, and located near Caras Park and the Clark Fork River, the asset offers a compelling combination of in-place income, occupancy flexibility, and long-term value-add potential.

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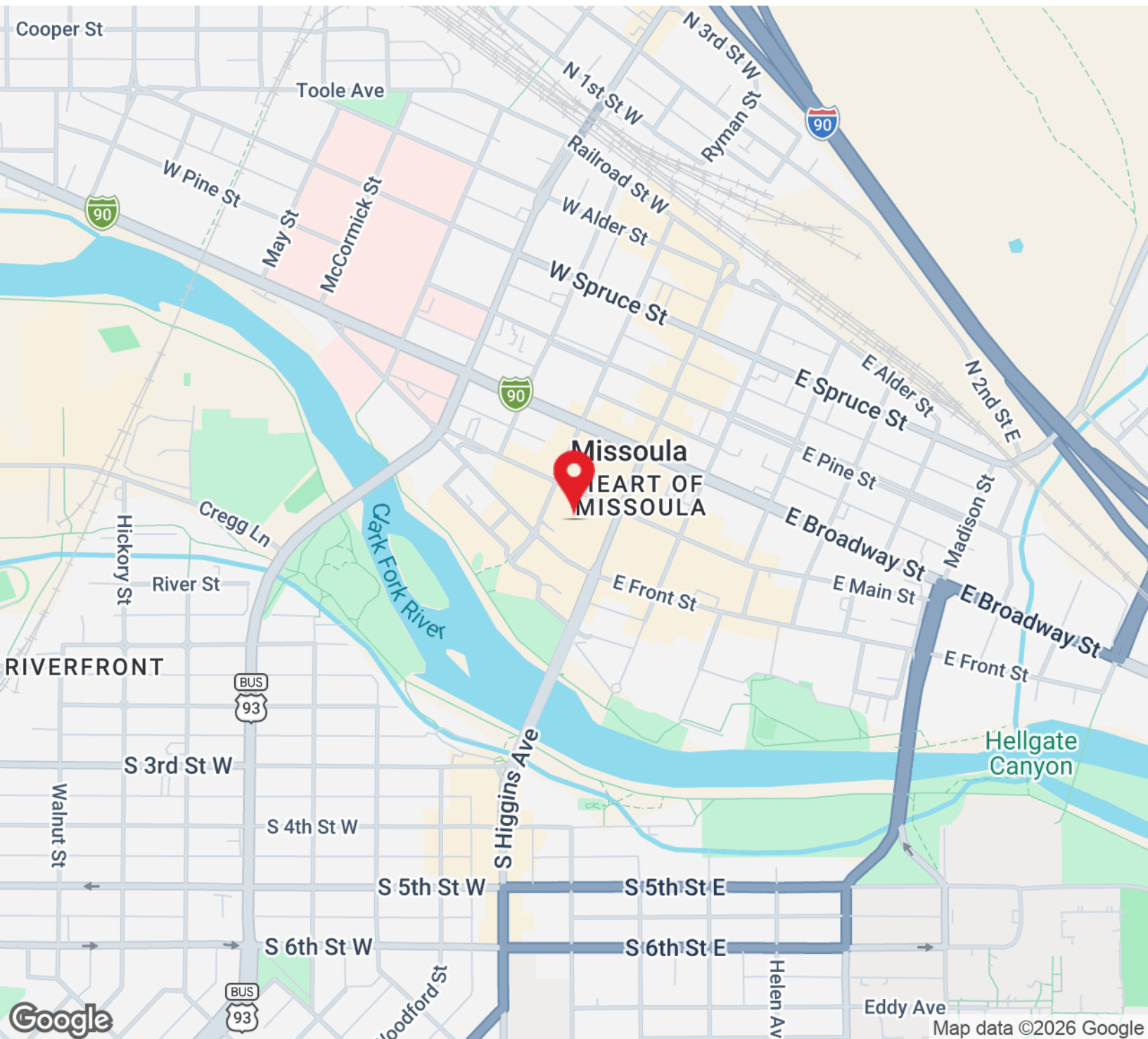


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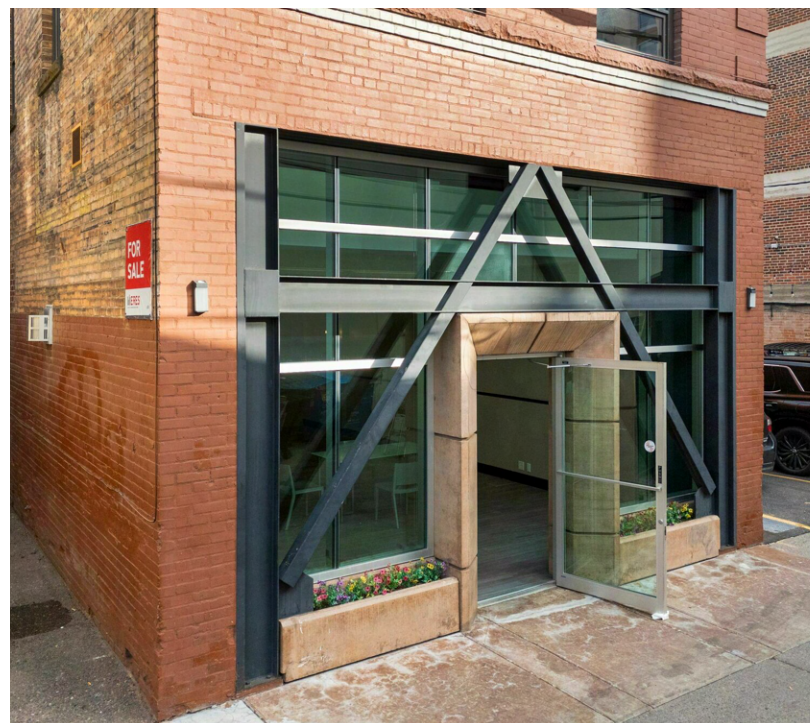
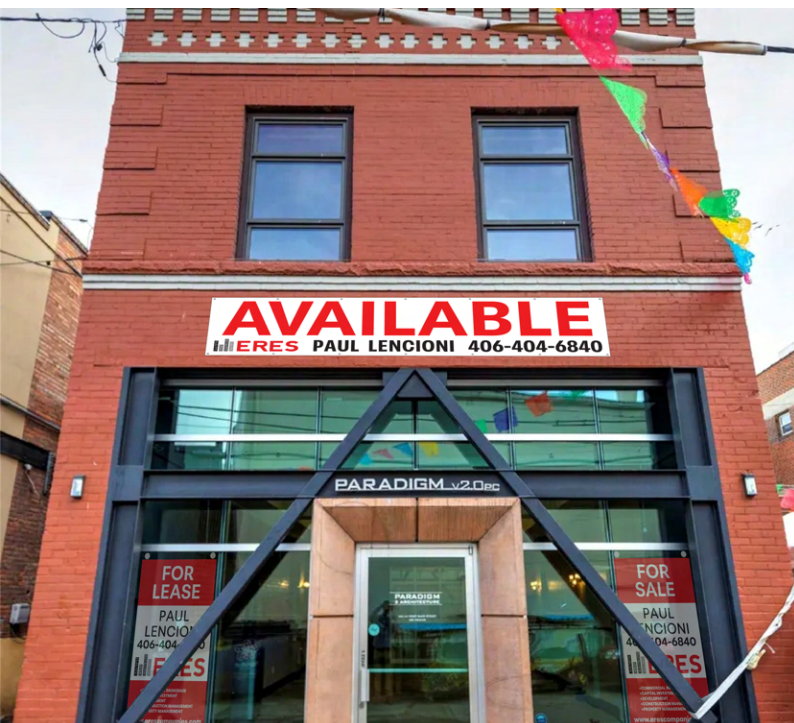
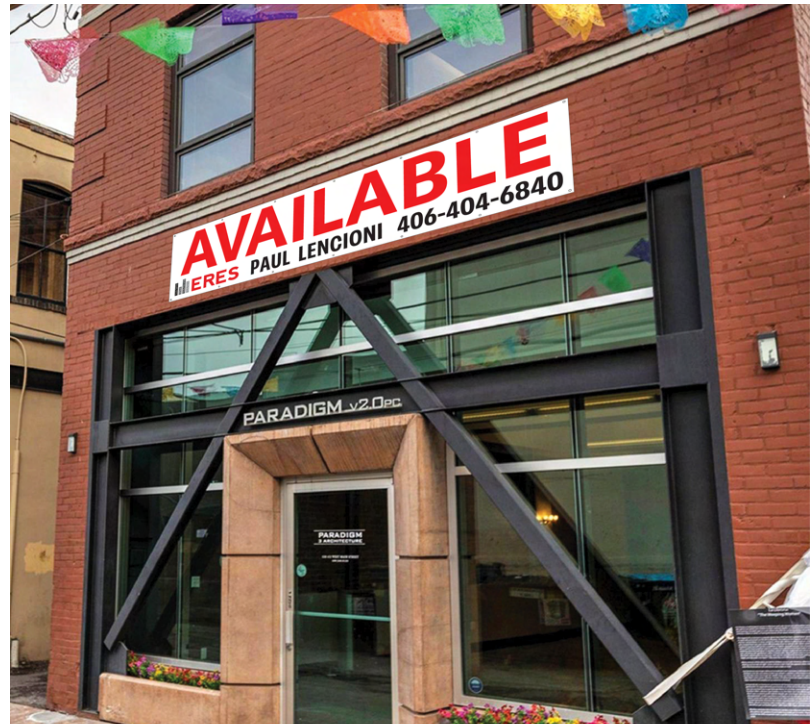
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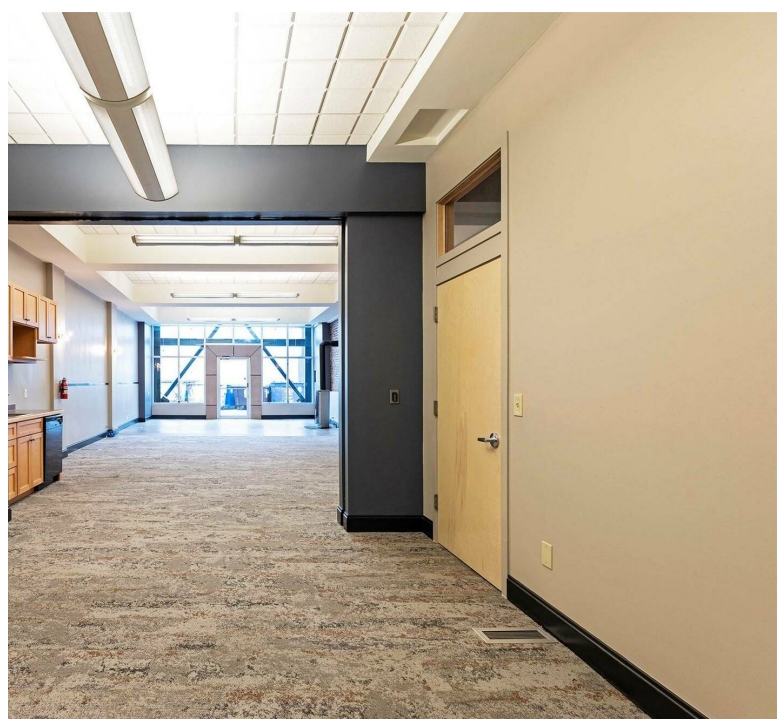
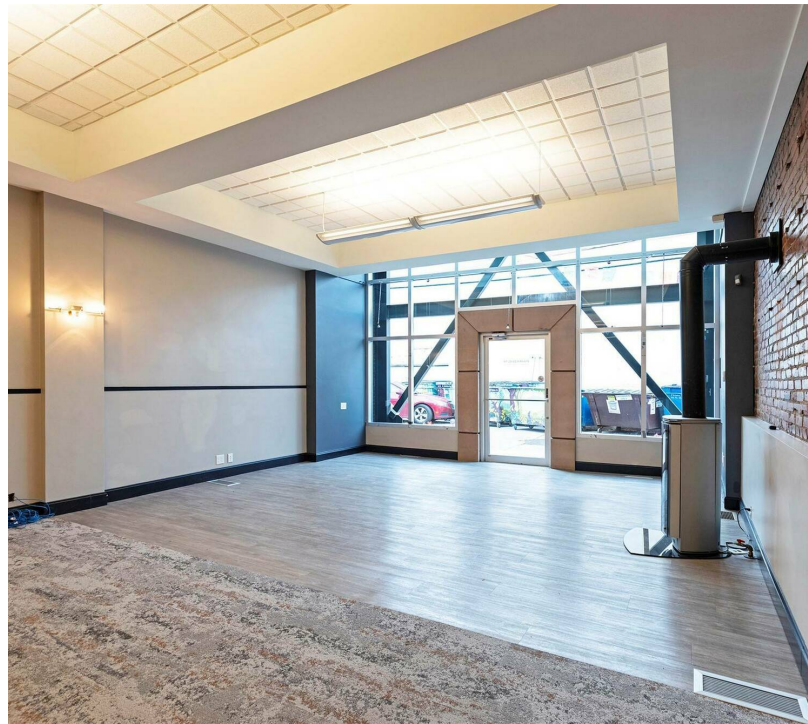
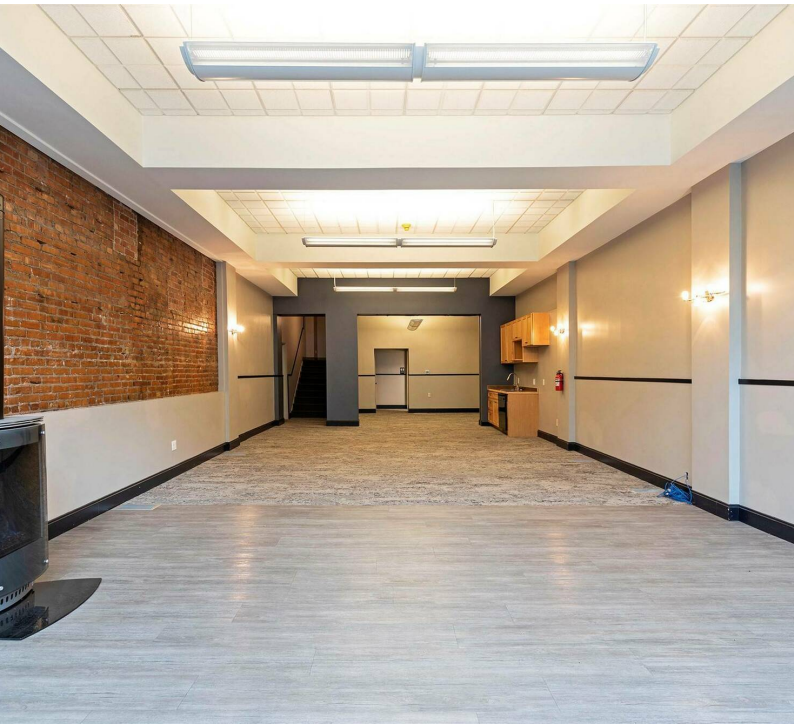


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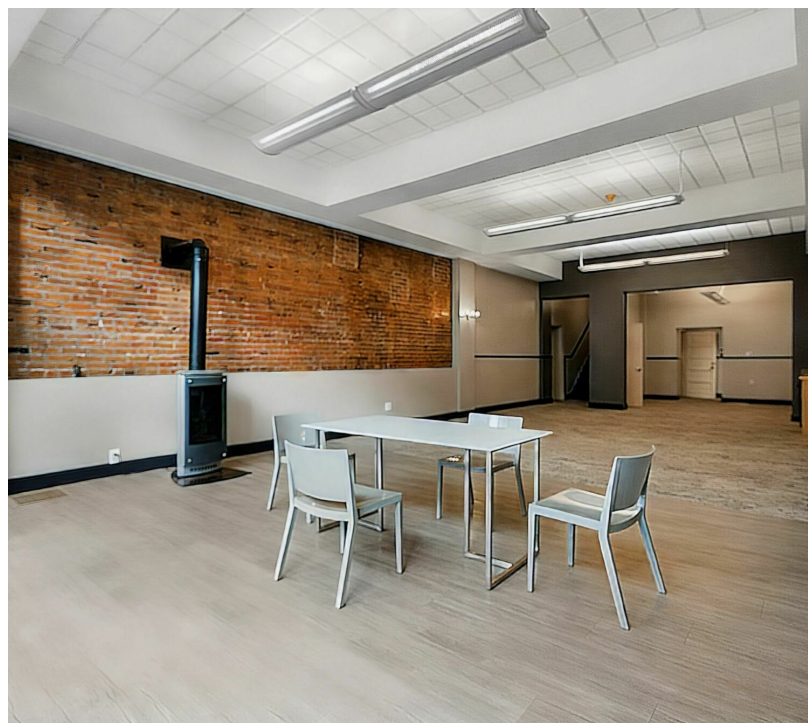


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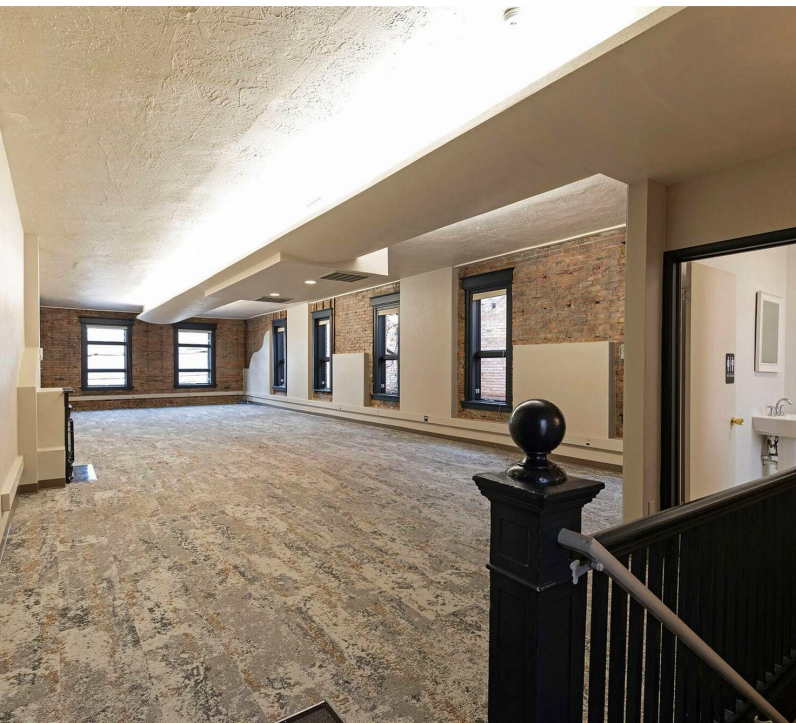


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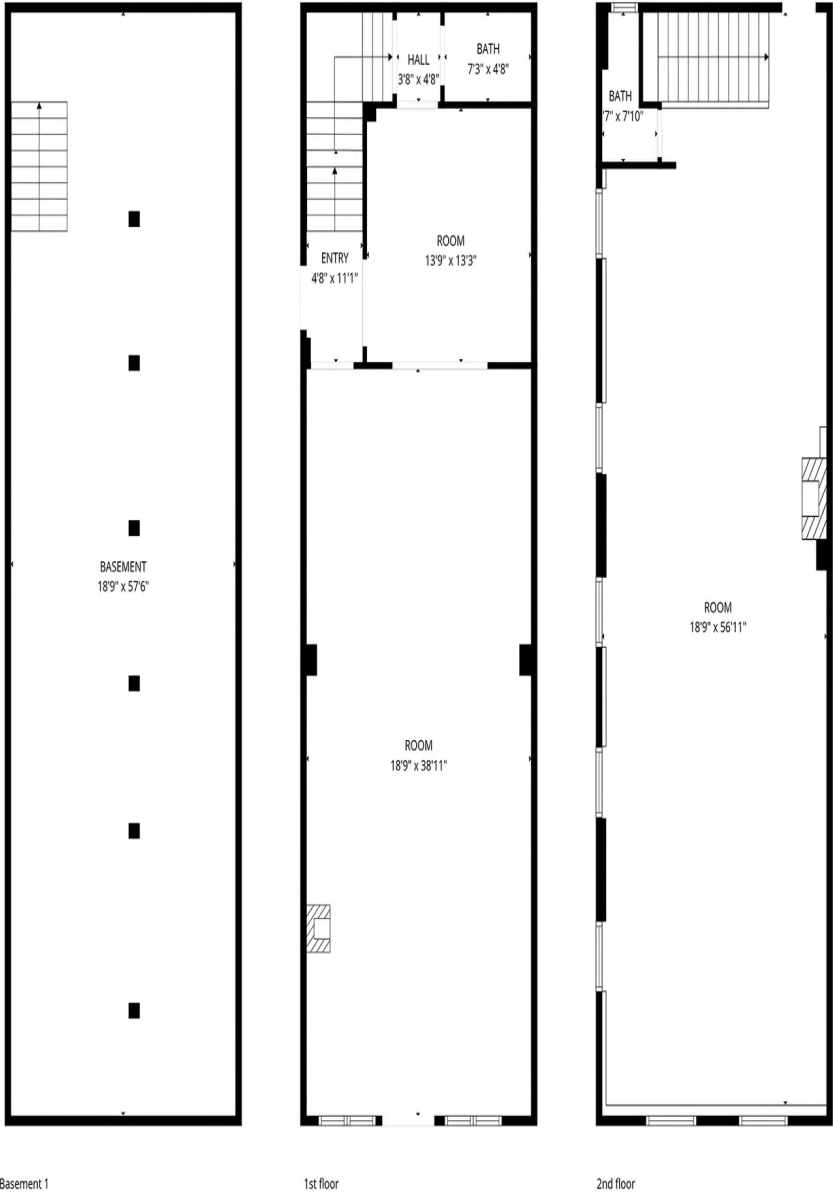
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125 1/2 W Main St
Missoula, MT 59802



22,400



BEDROOMS BATHROOMS TOTAL SQ.FT.

Measurements are approximate and may not be to scale.
The floor plan illustration is not suitable for construction/architectural purposes.
This communication is not intended to cause or induce breach of an existing agency agreement.



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3,600± SF PRIME DOWNTOWN OFFICE/RETAIL | HISTORIC MIXED-USE BUILDING

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