



FOR LEASE
Turnkey Restaurant Space
111 North Higgins Avenue | 1st Floor
Missoula, Montana



SterlingCRE
ADVISORS

Turnkey restaurant space is now available for lease in vibrant downtown Missoula, Montana.

Set in the midst of a block bustling with residents, workers, and tourists, and steps away from popular attractions including the Wilma, Caras Park, and the Clark Fork River, the Florence Building offers a truly exceptional location.

The space has a high-visibility covered entrance on North Higgins. Upon entering, guests experience a beautifully restored Art Deco-era lobby. Exterior and interior signage is available.

Currently, the layout includes two separate dining areas. The front space includes an elegant wood bar and ample space for tables and chairs. The back space is an open span to accommodate tables and chairs. The space includes two restrooms, an office, a plumbed service area behind the bar, and an updated kitchen.

The area is highly walkable and bikeable, with infrastructure improvements to neighboring pedestrian access and roadways ongoing. Public parking is readily available, with several parking decks within an easy walk.

- Located in Downtown Missoula
- Walkable to retail, attractions, shops and hotels
- Easy walk to multiple public parking facilities
- Under 15 minute drive to Missoula International Airport



Presented by

Connor McMahon

406.370.6424

Connor@SterlingCREadvisors.com



Rate:

\$24 SF + NNN

NNN estimate is \$9.73 SF. Includes all utilities except internet and in suite janitorial

Address: 111 North Higgins Avenue

Property Type: Retail/Restaurant

Space Sizes: +/-3,880 SF

Access: North Higgins

Zoning: CBD-4



Located in Downtown Missoula



Walkable to attractions, employment centers, shops and hotels



Easy walk to multiple public parking facilities



Building and interior signage is available



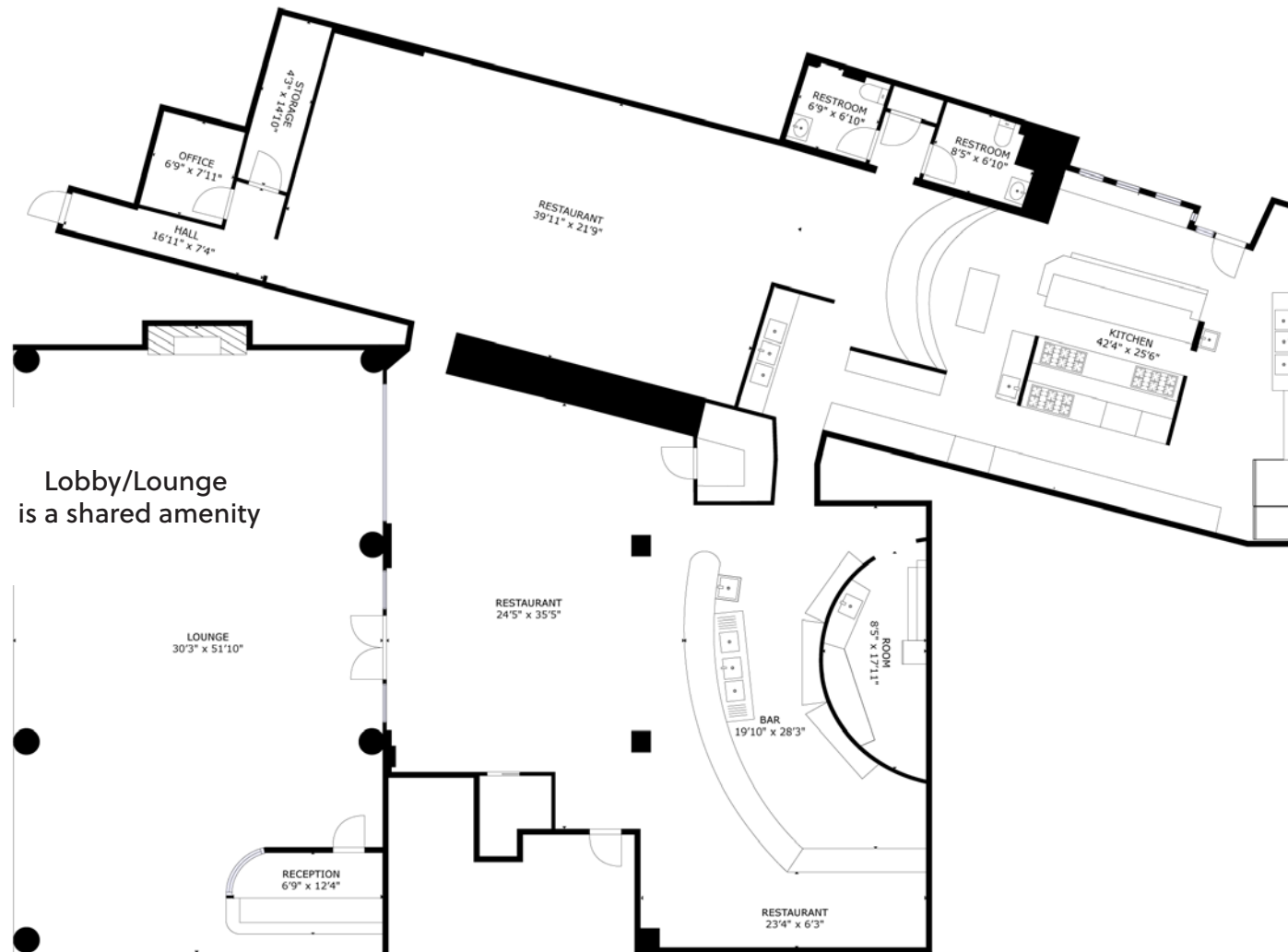
Tenants have access to the building's beautiful historic art deco building



Floorplan layout is very functional









SterlingCRE
A D V I S O R S



Commercial Real Estate Services

main: +1 406 203 4547

email: info@SterlingCREadvisors.com

SterlingCREadvisors.com

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