



Sale or Lease | Turnkey Restaurant & Brewery with All-Beverage License Prime Downtown Missoula Location

210 Pattee Street
Missoula, Montana

±10,370 Square Feet | Downtown Missoula

Exclusively listed by:

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Matt@SterlingCREadvisors.com



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ADVISORS



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Opportunity Overview

SterlingCRE Advisors is pleased to present a rare opportunity to purchase or lease a fully equipped restaurant and brewery in the heart of downtown Missoula.

For Sale:

This turnkey property includes an All-Beverage License with Catering, plus furniture, fixtures, and equipment (FF&E), making it an ideal option for operators looking to establish or expand in Missoula's thriving food and beverage scene.

For Lease:

The property includes FF&E, with a liquor license available through a separate concession agreement.

Surrounded by high foot traffic and established downtown businesses, this location offers strong visibility and accessibility for both locals and visitors. It is also within walking distance of several major hotels—including Residence Inn by Marriott, Holiday Inn Missoula Downtown, AC Hotel by Marriott, and DoubleTree by Hilton—bringing a steady stream of business travelers, tourists, and event-goers seeking nearby dining and entertainment.

With infrastructure already in place for brewing and food service operations, the space is well-suited for a brewery, restaurant, or taproom concept. Don't miss this chance to step into a fully outfitted commercial space in one of Montana's most dynamic downtown districts. Contact SterlingCRE Advisors for details or to schedule a tour.

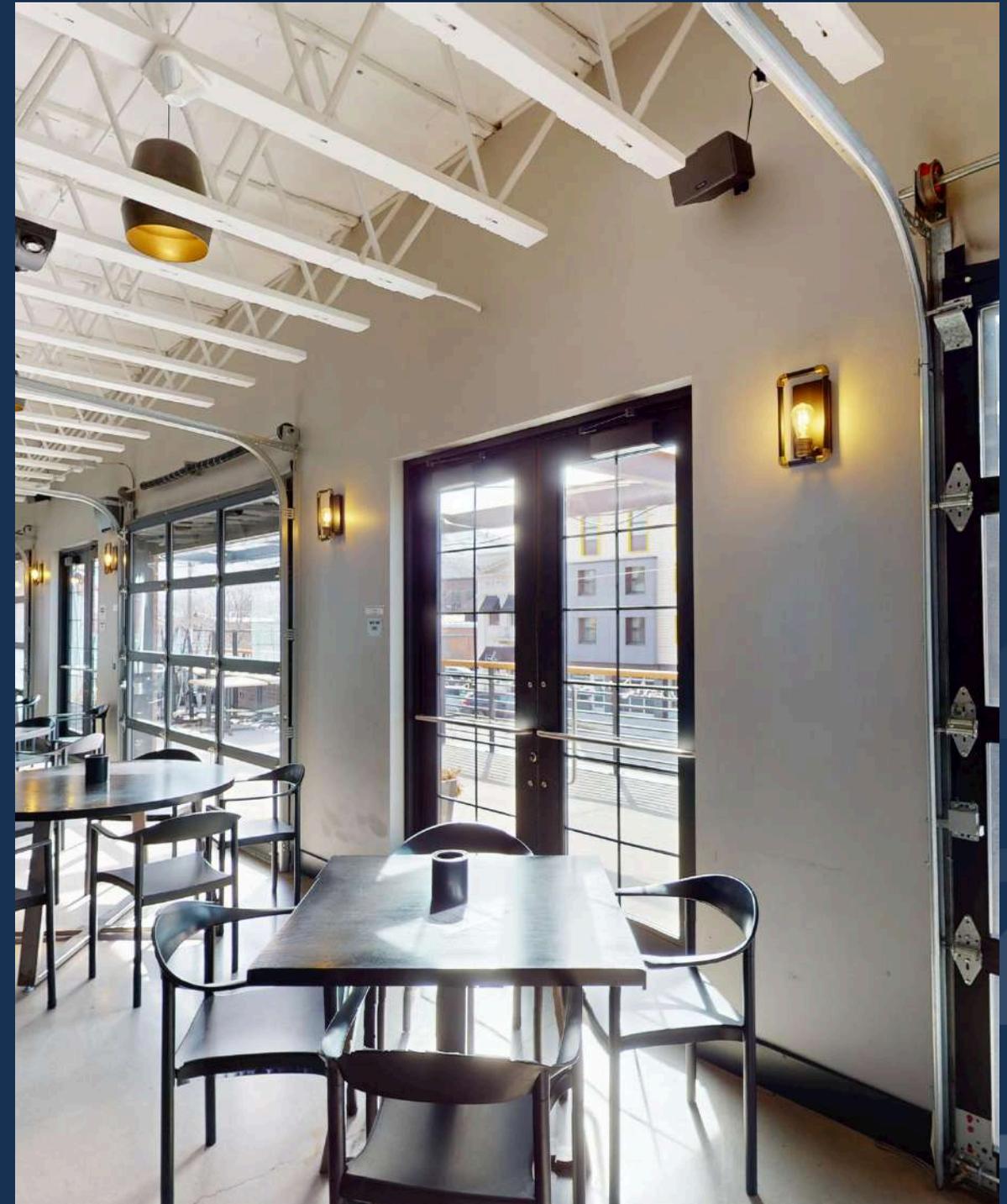
Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [Video](#)

 [3D Tour](#)



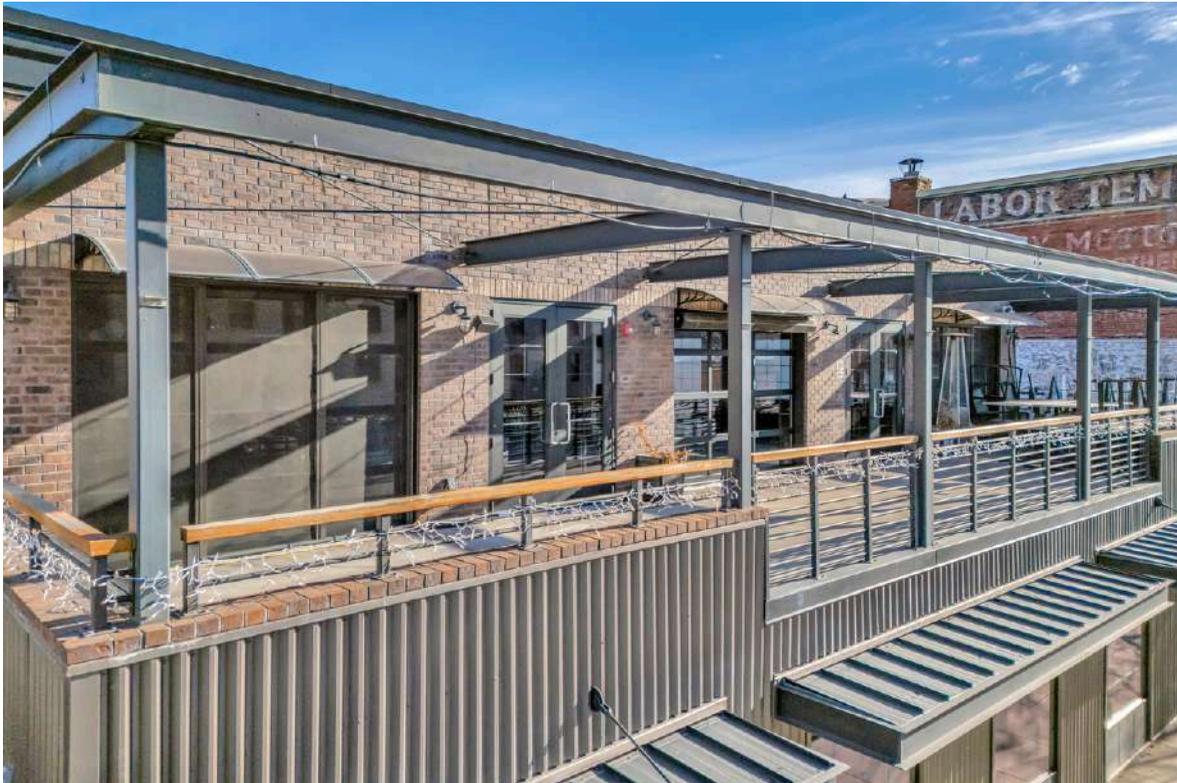
Opportunity Overview

Lease Details

Base Lease Rate Includes:

- Use of The Building & Land at 210 Pattee Street
- Furniture, Fixtures, and Equipment (FF&E)
- Brewery Equipment

The All-Beverage License with Catering is available through a separate concession agreement.



Address	210 Pattee Street
Base Lease Rate	\$28.00/SF NNN
All-Beverage License with Catering (Optional)	Separate Concession Agreement
Building Size	±10,370 SF
NNN Estimate	TBD

Sale Details

Purchase Price Includes:

- The Building & Land at 210 Pattee Street
- All-Beverage License with Catering
- Furniture, Fixtures, and Equipment (FF&E)
- Brewery Equipment

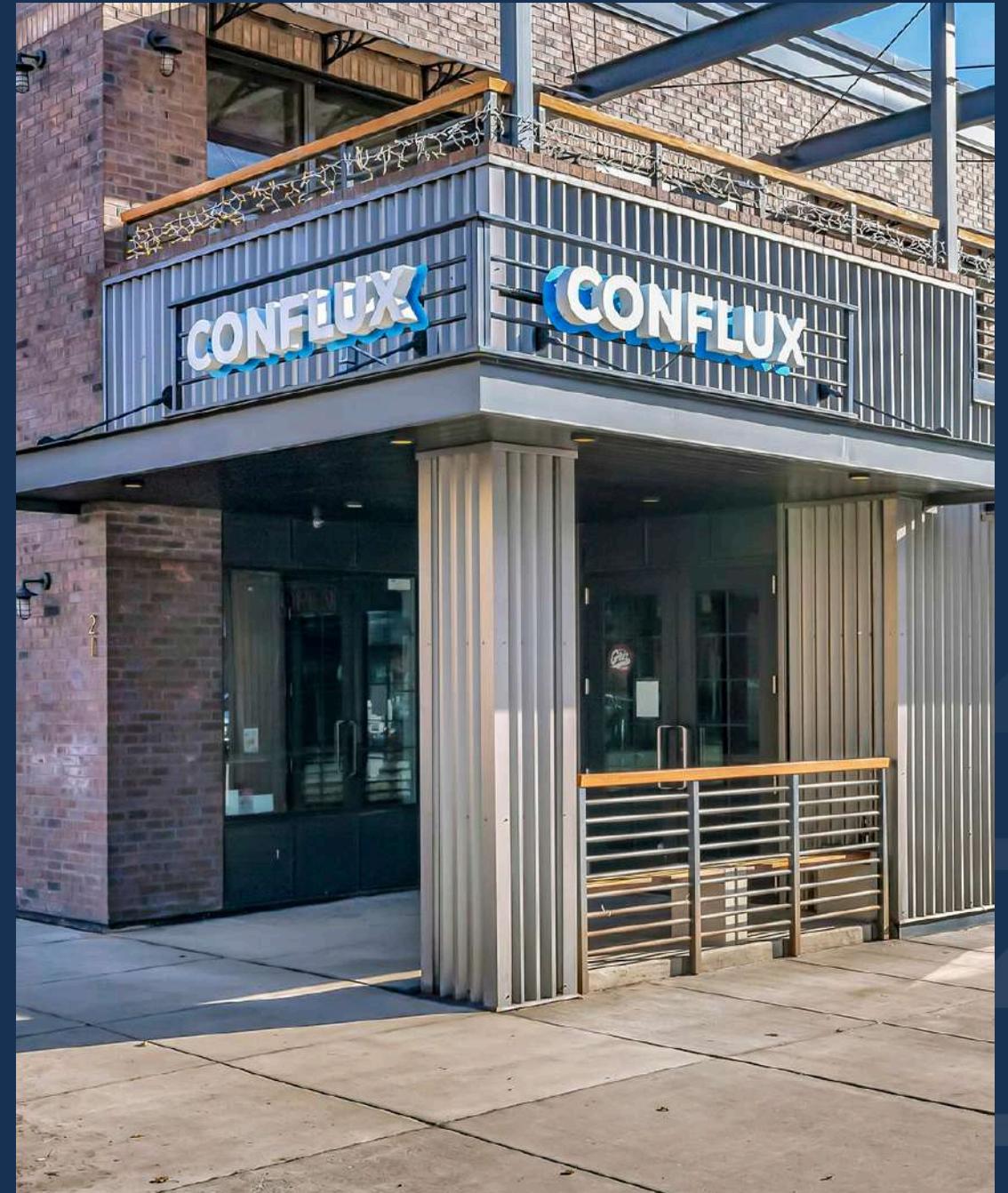


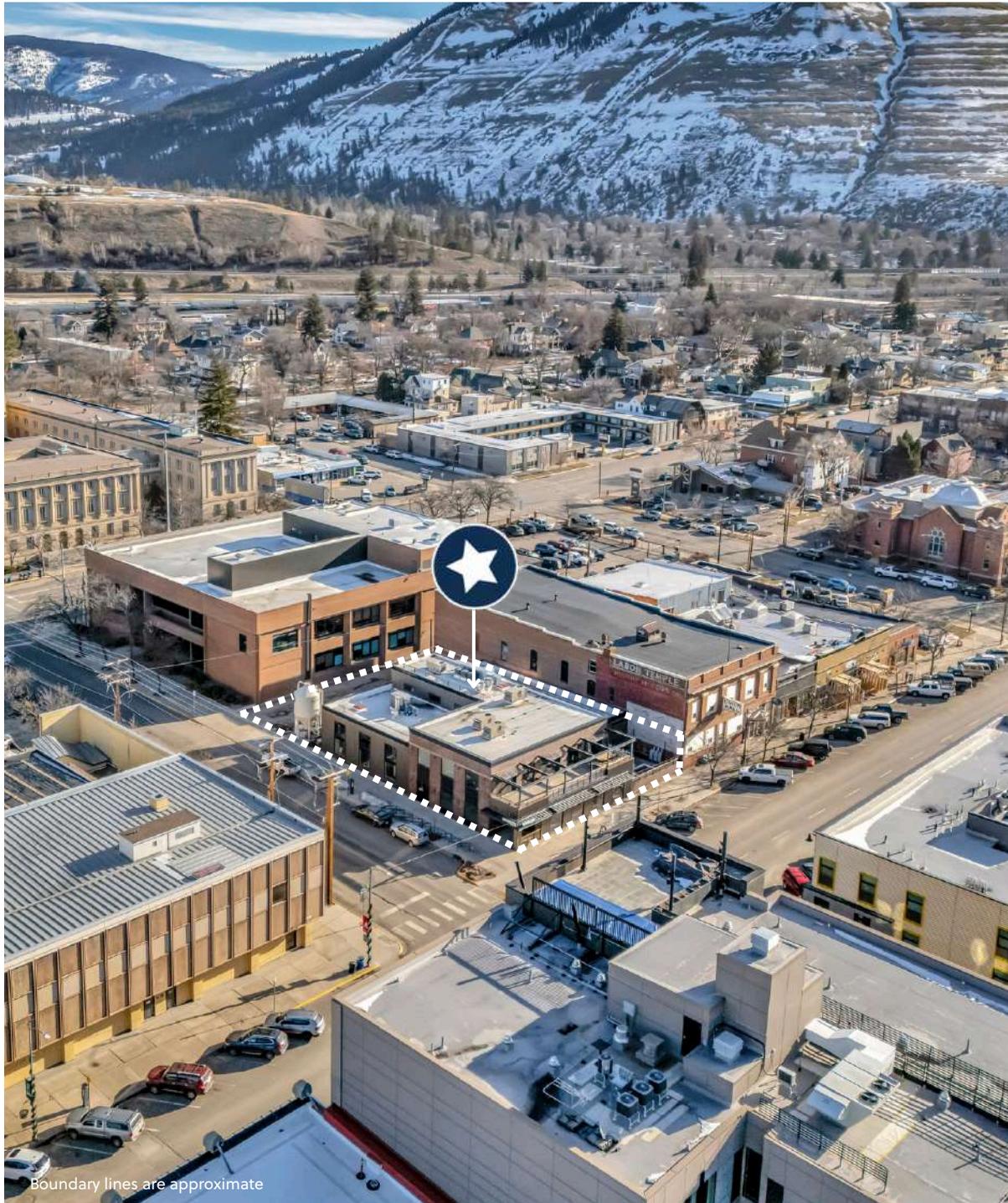
Address	210 Pattee Street
Purchase Price	\$5,300,000
Property Type	Restaurant Retail
Total Acreage	Acreage: ±0.27 (±11,761 SF)
Building Size	±10,370 SF

210 Pattee Street

\$5,300,000 | \$28.00/SF NNN

Building SF	±10,370 SF
Geocode	04-2200-22-2-25-01-0000
Year Built	2018
Zoning	CBD-4 (Central Business District) Design Excellence - Downtown - Inner Core
Access	Pattee Street and East Main Street
Services	City water and sewer
Taxes	\$56,983.04 (2025)
Parking	Public Street Parking
Traffic Count	±3,985 (2023 AADT)





Turnkey restaurant & brewery opportunity in downtown Missoula, complete with an All-Beverage License with Catering and FF&E



Prime location surrounded by high foot traffic, downtown businesses, and several major hotels



Fully equipped with brewing infrastructure and restaurant equipment, including walk-in coolers



Walking distance to popular attractions, including Missoula's vibrant nightlife, entertainment venues, and professional offices



Rare opportunity to establish or expand a brewery or restaurant in one of Missoula's most sought-after commercial districts

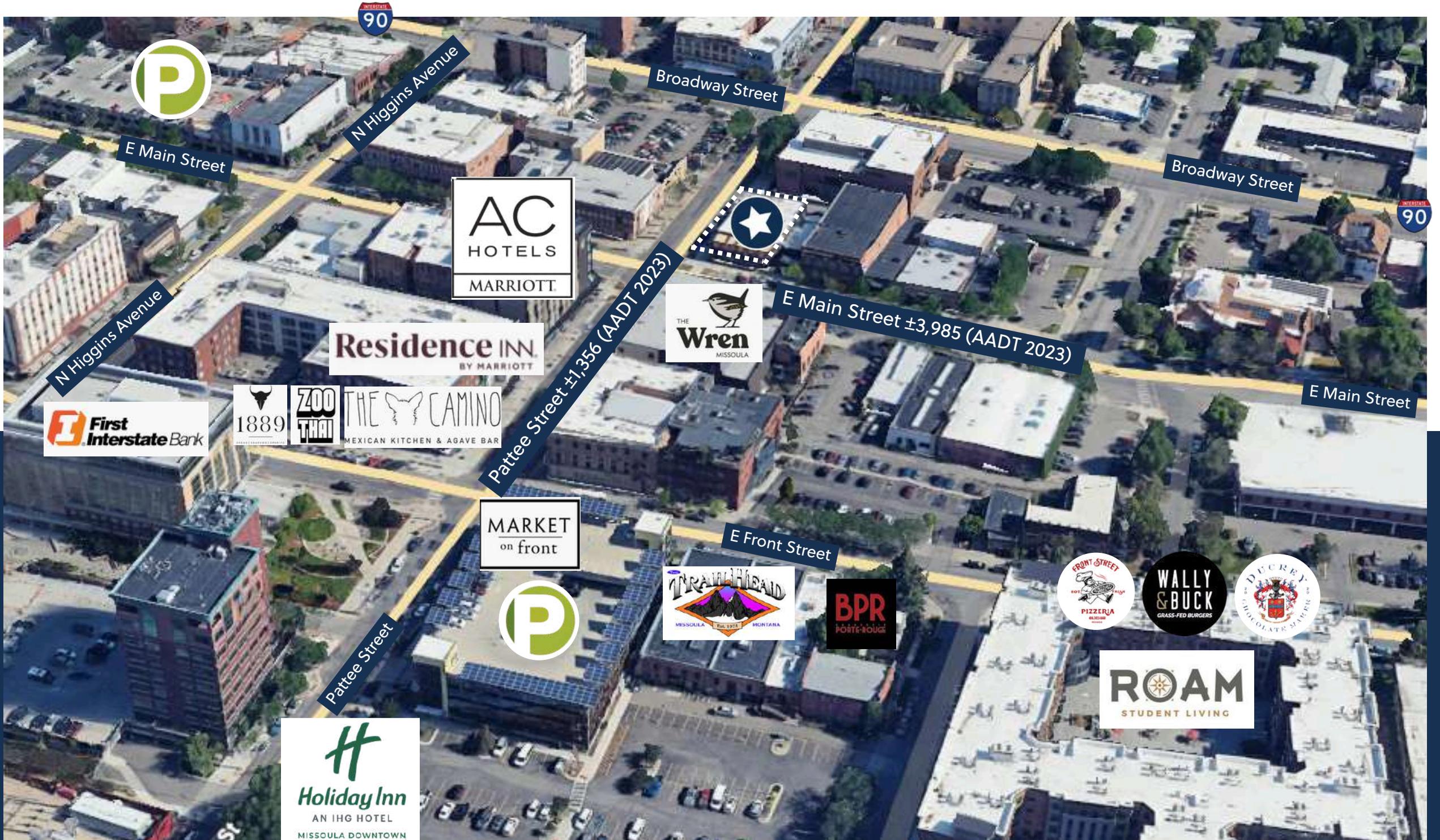


LOCATION



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Locator Map



Walk Score
94

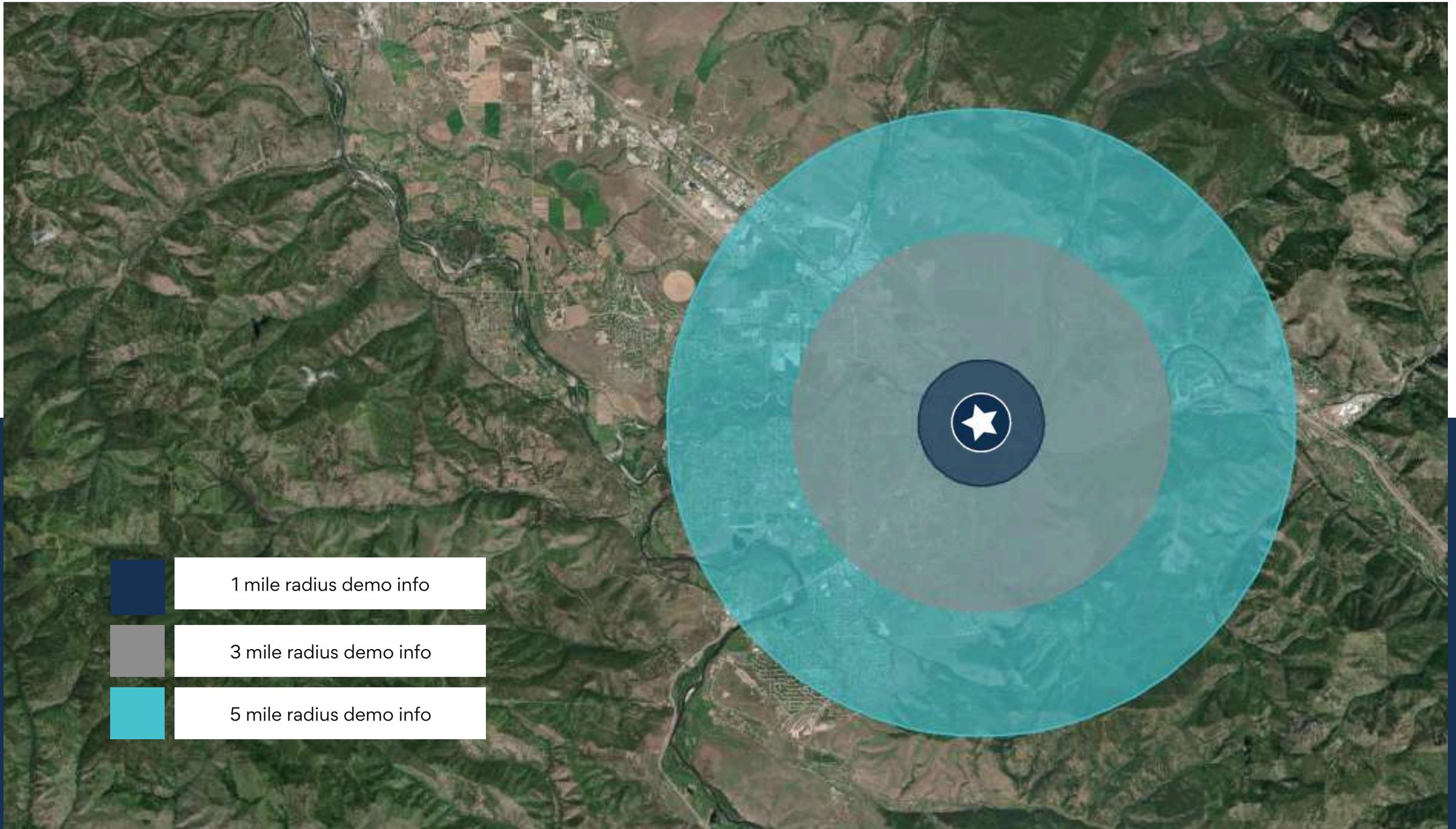
Walker's Paradise
Daily errands do not require a car.

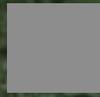
Transit Score
55

Good Transit
Many nearby public transportation options.

Bike Score
100

Biker's Paradise
Daily errands can be accomplished on a bike.



-  1 mile radius demo info
-  3 mile radius demo info
-  5 mile radius demo info

KEY FACTS

1 mile

12,789

Population



Median Age



Average Household Size

\$51,010

Median Household Income

1,873

2023 Owner Occupied Housing Units (Esri)

4,235

2023 Renter Occupied Housing Units (Esri)

BUSINESS

1 mile



1,631

Total Businesses



19,529

Total Employees

HOUSING STATS

1 mile



\$537,500

Median Home Value



\$6,661

Average Spent on Mortgage & Basics



\$874

Median Contract Rent

2024 Households by income (Esri)

The largest group: \$75,000 - \$99,999 (16.7%)

The smallest group: \$150,000 - \$199,999 (5.1%)

1 mile

Indicator ▲	Value	Diff
<\$15,000	13.6%	+6.4%
\$15,000 - \$24,999	9.9%	+3.0%
\$25,000 - \$34,999	9.5%	+2.9%
\$35,000 - \$49,999	16.2%	+1.1%
\$50,000 - \$74,999	14.6%	-0.9%
\$75,000 - \$99,999	16.7%	-0.1%
\$100,000 - \$149,999	9.0%	-7.1%
\$150,000 - \$199,999	5.1%	-1.7%
\$200,000+	5.5%	-3.5%

Bars show deviation from

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	12,789	62,714	85,992	2022 Per Capita Income	\$36,213	\$38,981	\$40,915
2022 Household Population	11,357	60,052	83,069	2022 Median Household Income	\$51,010	\$57,115	\$64,403
2022 Family Population	5,386	35,829	54,189	2022 Average Household Income	\$76,028	\$83,474	\$91,078
2027 Total Population	13,053	63,936	89,340	2027 Per Capita Income	\$42,860	\$46,489	\$48,886
2027 Household Population	11,621	61,274	86,417	2027 Median Household Income	\$60,172	\$70,169	\$78,417
2027 Family Population	5,453	36,181	56,131	2027 Average Household Income	\$89,098	\$98,598	\$107,987

PROPERTY DETAILS

CONFLUX

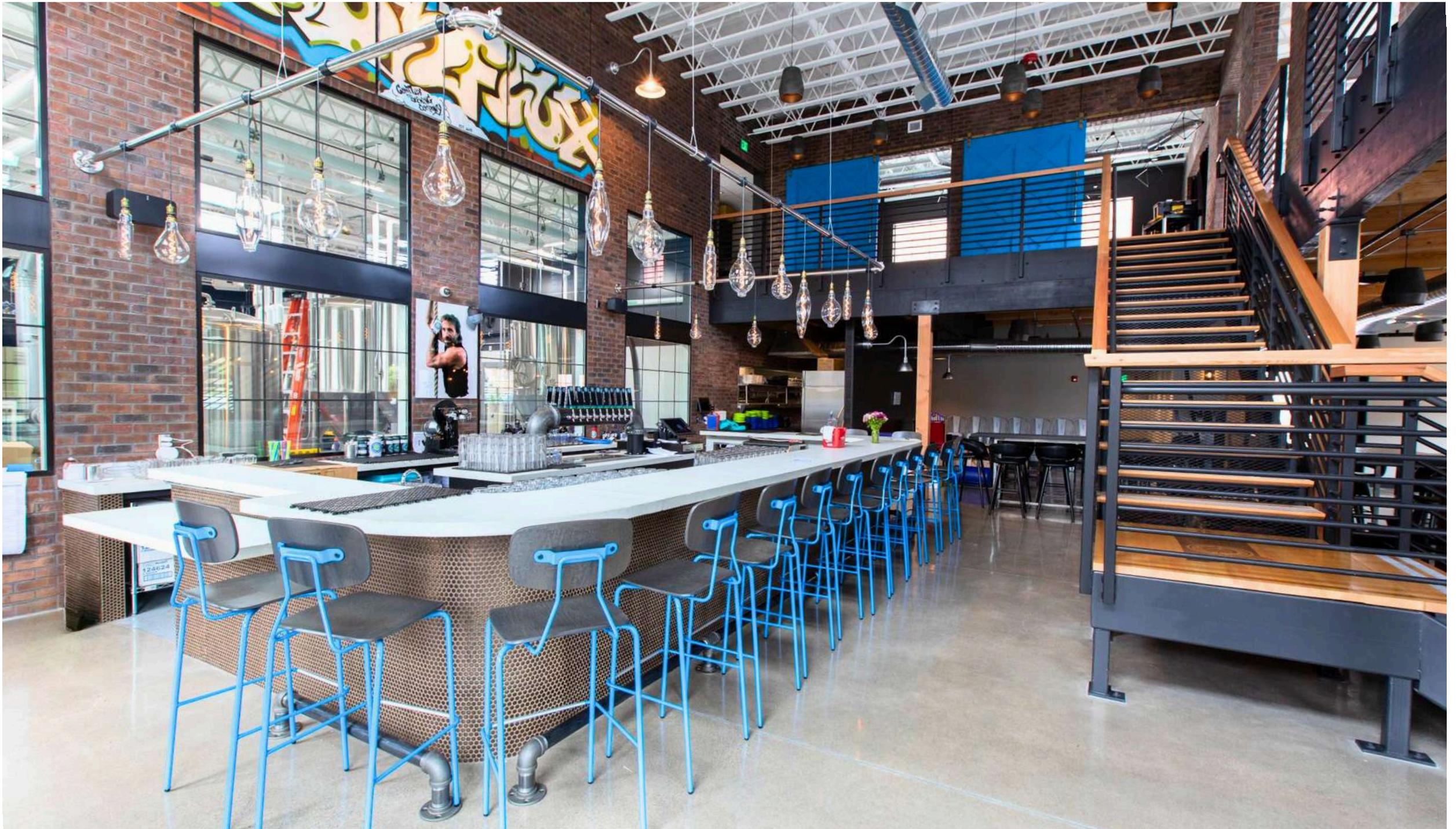


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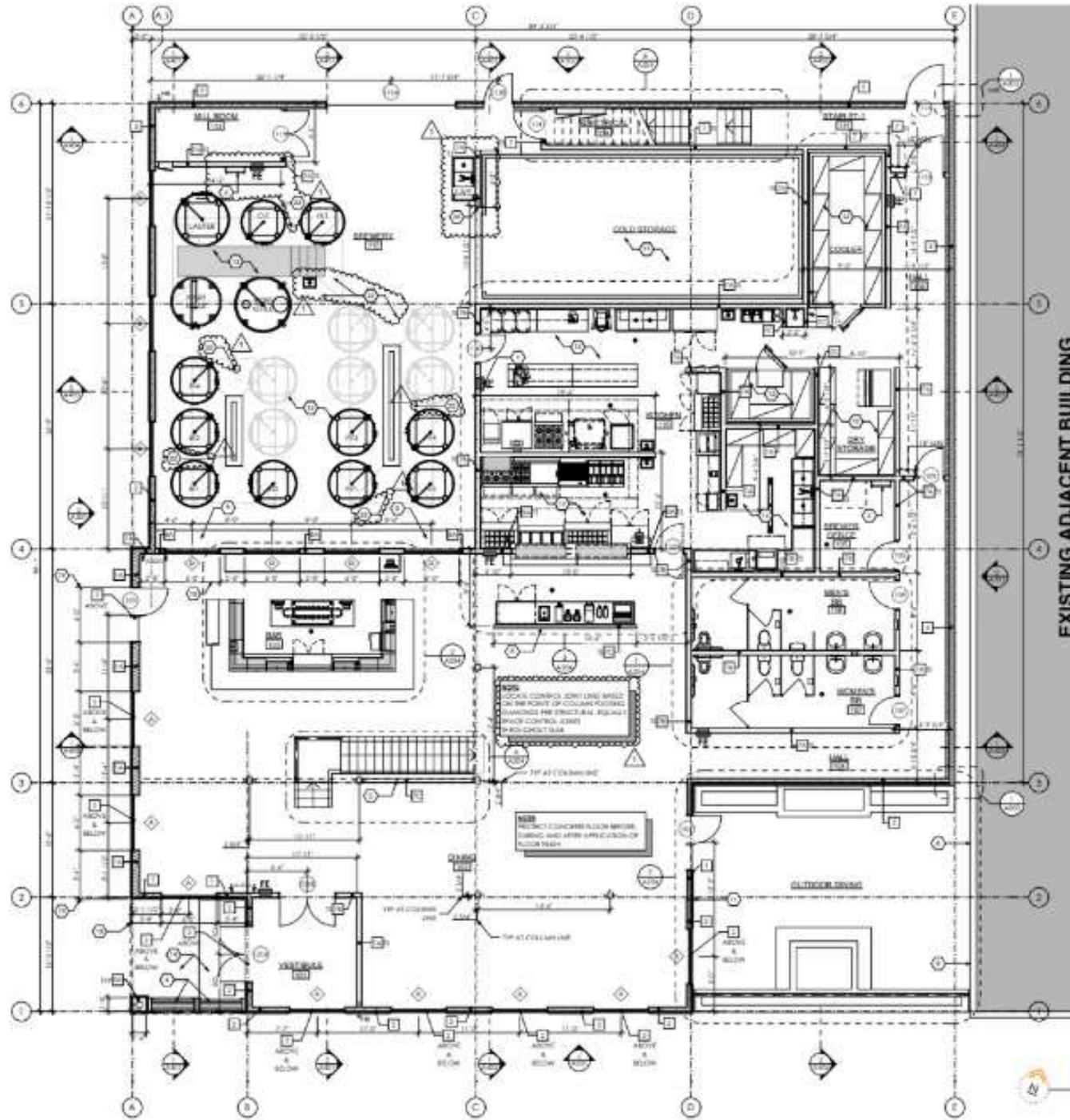
Boundary lines are approximate











PLAN GENERAL NOTES

- A. DRAWINGS ARE SHOWN TO SCALE AND SHOULD BE USED IN CONJUNCTION WITH THE PROJECT'S CONSTRUCTION DOCUMENTS AND SPECIFICATIONS FOR CONSTRUCTION. DRAWINGS SHALL NOT BE USED AS A BASIS FOR CONSTRUCTION UNLESS OTHERWISE INDICATED ON PLANS AND:
 - FACE OF CONCRETE IN PLACE
 - CONTOUR OF MOOR AND WINDOW OPENING
- B. FINISHES AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE PROJECT'S CONSTRUCTION DOCUMENTS AND SPECIFICATIONS. FINISHES AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE PROJECT'S CONSTRUCTION DOCUMENTS AND SPECIFICATIONS. FINISHES AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE PROJECT'S CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
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FLOOR PLAN LEGEND

- ELECTRICAL PANEL
- FIRE ALARM DEVICE IN EXISTING BUILDING, IF ANY PROJECTIONS ARE TO BE REMOVED

FLOOR PLAN KEYNOTES

NOTE: NOT ALL KEYNOTES SHOWN ON THIS PLAN

1. TYPE & FINISH SPECIFICATIONS
2. ROOM ACCESS UNDER
3. ROOM FINISH
4. FINISH - SEE DETAIL 1 OR 2
5. CLASH WITH AN EXISTING WALL
6. FINISH - SEE DETAIL 1 OR 2
7. MECHANICAL UNIT FOR MECHANICAL SYSTEMS, PROVIDE FINISHES TO MATCH EXISTING
8. COLUMN HEADS TO BE COLORED ALONG WALL BEHIND BAR VAS
9. WALL FINISHES TO MATCH EXISTING
10. PROVIDE FIRE BASED DETECTOR BEHIND BAR VAS
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EXISTING ADJACENT BUILDING

FIRST FLOOR PLAN 1

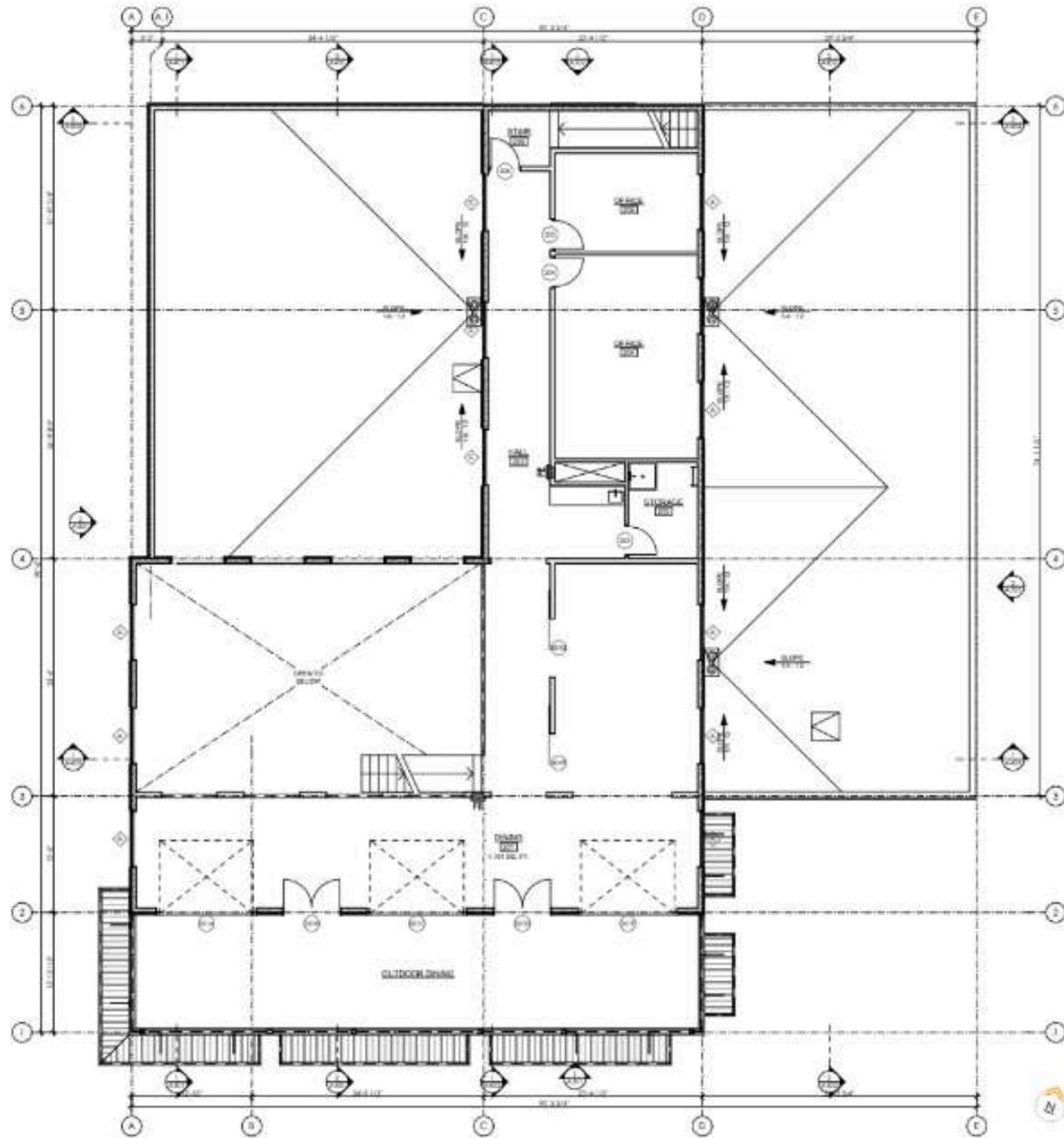


PROPOSED SEWERY & RESTAURANT
 301E MAIN STREET
 NORTHBOROUGH, MA 01562

FIRST FLOOR PLAN
 CONSTRUCTION DOCUMENT SET

PROJECT: 10120
 DATE: 01/12/2017
 CURRENT REVISION:
 ADD: 01 01/12/2017

1
A201



- PLAN GENERAL NOTES**
1. DIMENSIONS ARE SHOWN TO UNLESS INDICATED OTHERWISE. DIMENSIONS FOR FINISH AND POSITION SHALL BE USED FOR CONSTRUCTION. DIMENSIONS SHALL NOT BE SCALE.
 2. UNLESS NOTED OTHERWISE, DIMENSIONS ON THIS SET ARE:
 - FACE OF FINISH FLOOR
 - FACE OF CONCRETE (F.O.C.)
 - CENTERLINE OF DOOR AND WINDOW OPENINGS
 3. FINISH AND EQUIPMENT SHALL BE TO THE COORDINATION OF THE ARCHITECT. REFER TO THE MANUFACTURER'S PRODUCT DATA, INSTALLATION INSTRUCTIONS, AND USE INSTRUCTIONS FOR FINISH AND EQUIPMENT (SEE SPECIFICATIONS AND DETAILS).
 4. RESPONSIBILITY OF ARCHITECT OR ENGINEER:
 - VERIFY ALL WORKING DRAWINGS, SPECIFICATIONS, AND CONTRACT DOCUMENTS.
 - MATCH, REPAIR OR REPLACE ANY WORK DAMAGED OR ALTERED BY THE PREVIOUS OWNER.
 - VERIFY ALL WORKING DRAWINGS, SPECIFICATIONS, AND CONTRACT DOCUMENTS.
 - VERIFY ALL WORKING DRAWINGS, SPECIFICATIONS, AND CONTRACT DOCUMENTS.
 - VERIFY ALL WORKING DRAWINGS, SPECIFICATIONS, AND CONTRACT DOCUMENTS.
 5. CONTRACTOR TO VERIFY USE OF FINISH AND WINDOW OPENINGS.
 6. CONTRACTOR TO VERIFY USE OF FINISH AND WINDOW OPENINGS.



SECOND FLOOR PLAN

DESIGN DEVELOPMENT DOCUMENT SET

CONFLUX BREWING CO.
202 E MAIN STREET
WINDSOR, VT 05090

Project: 1400
Date: 07/14/2017
Current Revision:

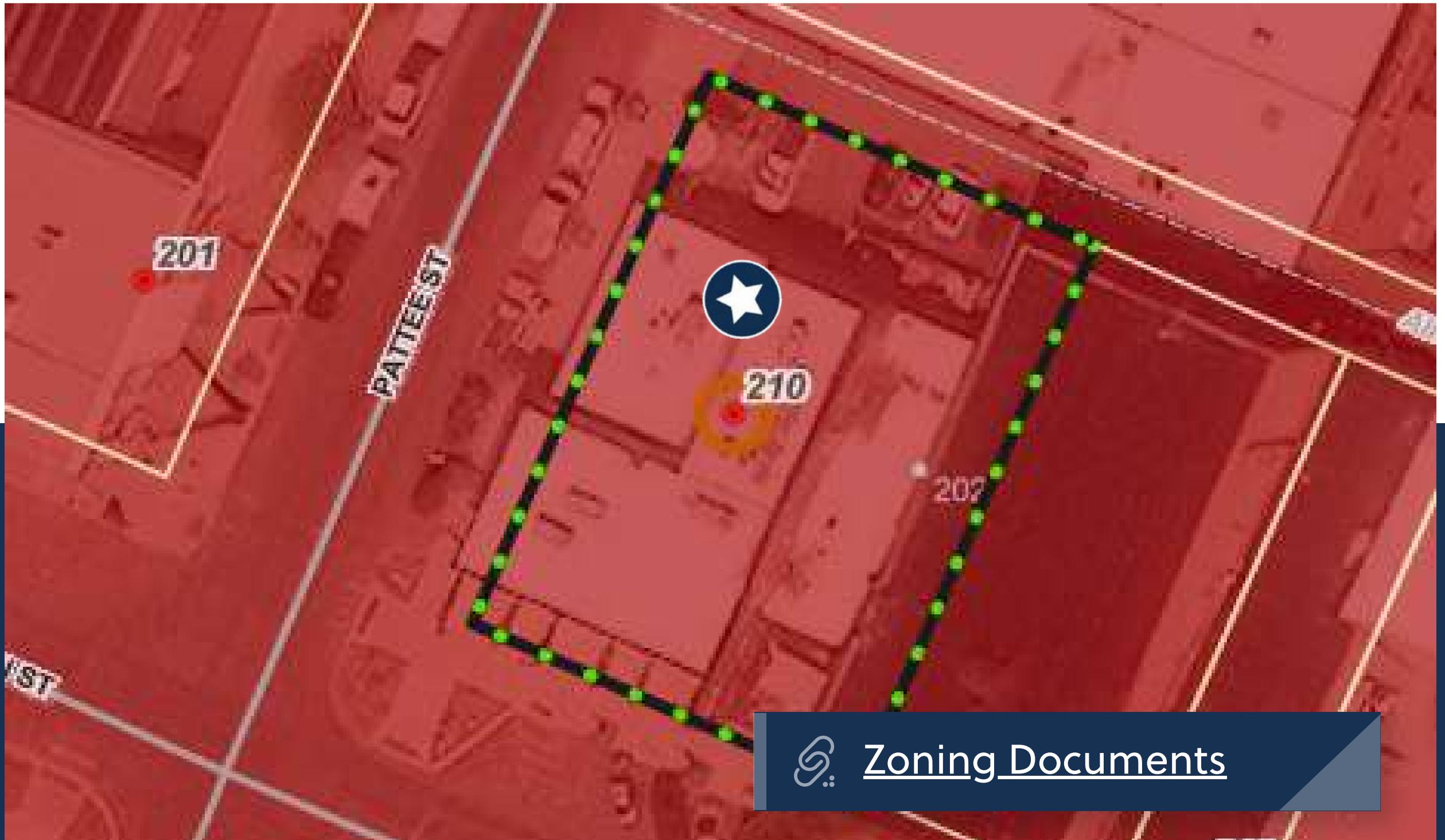
SECOND FLOOR PLAN 1

A202



Flood Zone Determination	OUT ^
COMMUNITY	300049
PANEL	1480E
PANEL DATE	July 06, 2015
MAP NUMBER	30063C1480E

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



[Zoning Documents](#)

Sanitary Sewer Flow Direction Arrows

Sanitary Gravity Main Flow Direction



Sanitary Pressurized Main Flow Direction



Sanitary Sewer

Sanitary Gravity Main



City



Other

Sanitary Pressurized Main



City



Other

Water

Water Hydrant



City



Other

Water Main



City



Other



An aerial photograph of a city, likely Missoula, Montana, showing a dense urban area with various buildings, streets, and parking lots. In the background, there are rolling hills and mountains, some with patches of snow. The sky is clear and blue. A large, semi-transparent blue banner with white text is overlaid across the center of the image.

MARKET OVERVIEW



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Missoula Air Service

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

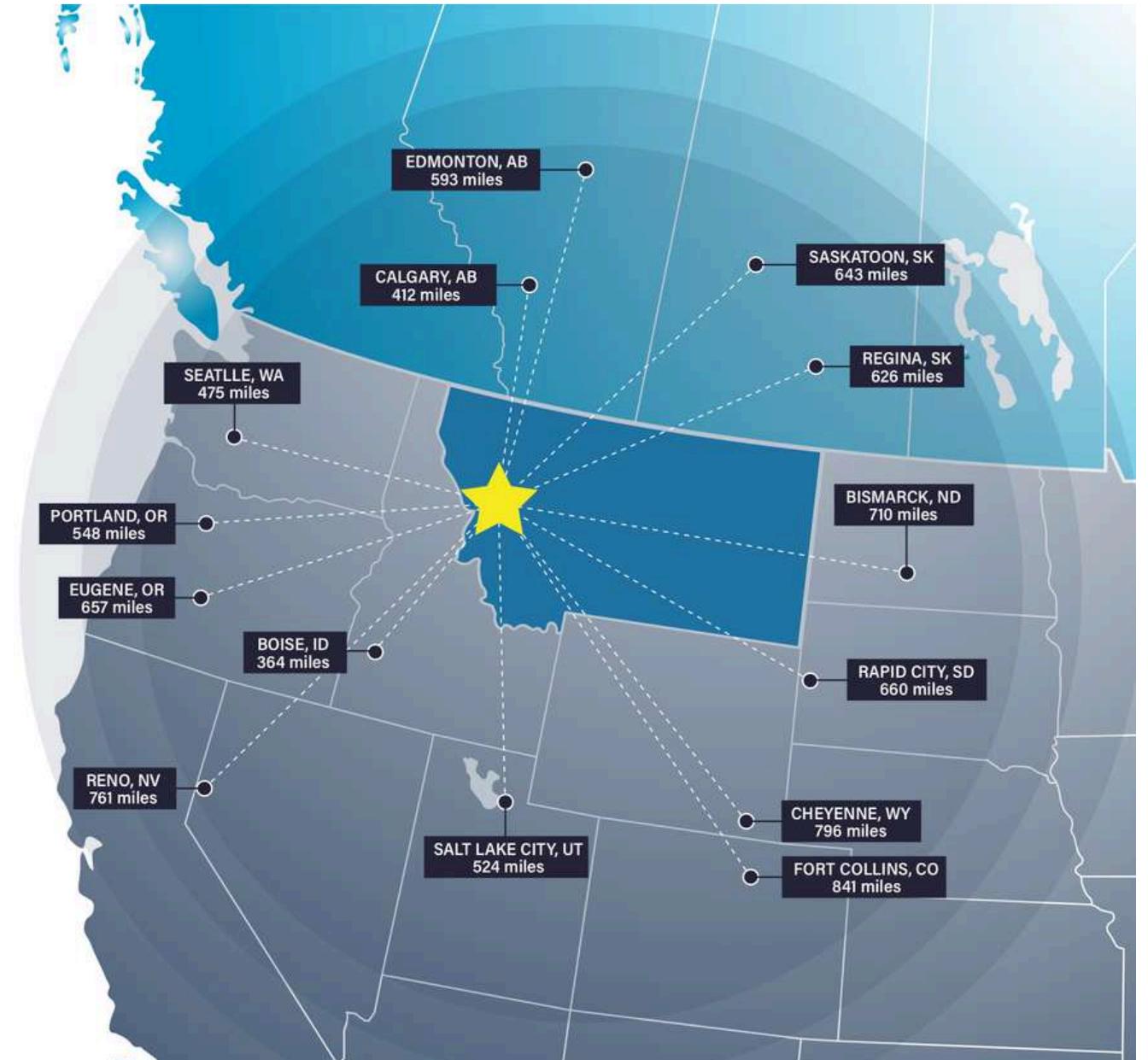


Missoula Access

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



#2 Best Places to Live in the American West

Sunset Magazine

Top 10 Medium Cities for the Arts

2023 Southern Methodist University

University of Montana Top Tier R1 Designation

This designation, based on high research and innovation spending, held by only 3.7% of US Universities, attracts top-tier faculty and students

#9 Best Performing US City

The Milken Institute- Smaller Metros under 275,000 Residents

#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

#1 Most Fun City for Young People

Smart Assets

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 Team



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.



JOE TREDIK
Leasing Specialist

Joe brings a personal understanding of the local market, its trends, and its unique opportunities to the Sterling Team. He leverages his accounting background and leasing experience to provide clients with detailed financial analysis and strategic insights that enable clients to make well informed leasing decisions.

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