



Halcyon

Commercial Real Estate Services



600 South Avenue West
Missoula, MT 59801

Exclusively listed by:

Julie Gardner and Peter Lambros

JulieGardnerProperties.com

406-532-9233



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Meet the Team



Peter Lambros has worked in Commercial Real Estate for over 25 years. With experience in development, leasing, and sales, his depth and breadth of knowledge informs every negotiation he enters, while years working next to his father and uncle inform his commitment to integrity and professionalism. Julie Gardner transitioned from practicing real estate law to join Peter in 2016. With Julie's background and experience, the team is uniquely positioned to offer their clients the most comprehensive real estate advising available. Additionally, Karly Golden, CPA, provides invaluable analysis for the team's clients, and Lauren Garcia, Realtor®, works tirelessly to see that every detail of each transaction is handled in a timely and professional manner.

Property Overview



After a beautiful remodel, 600 South Ave West became home to Missoula's Drum Coffee for nearly a decade. The neighborhood location enjoys fantastic visibility and welcomes customers from across the city, but is close enough to homes, schools and parks for lots of visitors to arrive on foot or by bike. In the warmer months, the outdoor patio is a vibrant meeting spot with views of Mt. Sentinel and an awesome cafe window that marries the outdoor and indoor spaces. Raising the roof on the front of the building and then adding lots and lots of glass bathes the indoor space in southern light and gives the building a mid-century feel thanks to the shed roof. Inside, the front-of-house is finished in penny tile flooring with colorful accents, matte brass, and a kitchen integrated into the space that has enough room for multiple staff. The building is just over 1440 square feet and includes lots of storage in the back, plus offices. The lot is over 7000 sqft with room behind the building for more outdoor space, or additional uses. Please note that the furniture, fixtures and equipment are not included in the sale price, but may be separately negotiated.

Property Overview



List Price:
\$765,00.00

Levels:
1

Square Feet:
1,441

Zoning:
R5.4

Year Built:
1957

Traffic Count:
AADT 4,875
(2024)

2024 Taxes:
\$10,819.6

Geocode:
04-2200-28-4-01-
07-0000

Buildout:
Coffee Shop

Property Photos

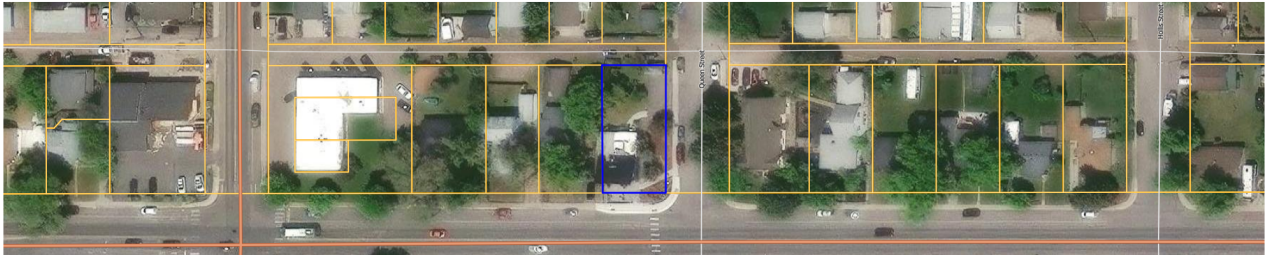


Property Photos



Tax Year: 2025

Scale: 1:1012.82 Basemap: Imagery Hybrid



Summary

Primary Information

Property Category: RP	Subcategory: Commercial Property
Geocode: 04-2200-28-4-01-07-0000	Assessment Code: 0002221300
Primary Owner: BADGLEY INTERNATIONAL LLC 2635 LOWER LINCOLN HILLS DR MISSOULA, MT 59802-3372 Note: See Owners section for all owners	Property Address: 600 SOUTH AVE W MISSOULA, MT 59801
Certificate of Survey:	Legal Description: HOMEVALE ADDITION, S28, T13 N, R19 W, BLOCK 38, Lot 23 - 24
Last Modified: 10/2/2025 10:17:30 AM	

General Property Information

Neighborhood: 204.810	Property Type: Improved Property
Living Units: 0	Levy District: 04-0583-1-1
Zoning:	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership:	Limited: 0
General: 0	

Property Factors

Topography: n/a	Fronting: n/a
Utilities: n/a	Parking Type: n/a
Access: n/a	Parking Quantity: n/a
Location: n/a	Parking Proximity: n/a

Cadastral Property Report

Tax Year: 2025

Land Summary

Land Type:	Acres:	Value:
Grazing	0	0
Fallow	0	0
Irrigated	0	0
Continuous Crop		
Wild Hay	0	0
Farmsite	0	0
ROW	0	0
NonQual Land	0	0
Total Ag Land	0	0
Total Forest Land	0	0
Total Market Land	0.165	580440

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
8/7/2015	949	156	8/7/2015		Warranty Deed

Owners

Party #1

Default Information:	BADGLEY INTERNATIONAL LLC 2635 LOWER LINCOLN HILLS DR MISSOULA, MT 59802-3372
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	7/8/2019 13:16:43 PM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	580440	67960	648400	INCOME
2024	375540	165260	540800	INCOME
2023	375540	165260	540800	INCOME

Market Land

Tax Year: 2025

Market Land Item #1

Method: Sqft	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: 7200	Acres: n/a
Class Code: 2207	Value: 580440

Dwellings

No dwellings exist for this parcel

Other Buildings

No other buildings exist for this parcel

Commercial

Commercial Summary

Buildings Summary

Building Number	Building Name	Structure Type	Units	Year Built
1	Drum Coffee House	321 - Restaurant, use w/031 Restaurant Use Type ONLY	1	1957

Tax Year: 2025

Existing Building #1

General Building Information

Building Number: 1	Building Name: Drum Coffee House
Structure Type: 321 - Restaurant, use w/031 Restaurant Use Type ONLY	Units/Building: 1
Identical Units: 1	Grade: A
Year Built: 1957	Year Remodeled: 2016
Class Code: 3507	Effective Year: 1990
Percent Complete: n/a	

Interior/Exterior Data #1

Level From: 01 Use Type: 031 - Restaurant	Level To: 01
Dimensions Area: 1441 Use SK Area: 1	Perimeter: 154 Wall Height: 10
Features Exterior Wall Desc: 02 - Frame Economic Life: n/a Partitions: 2-Normal AC Type: 2-Unit Physical Condition: 3-Normal	Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: 1-Hot Air Plumbing: 2-Normal Functional Utility: 3-Normal

Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
RT2 - Patio, concrete	1	32	22	0	704	5480.802086	5481

Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
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Ag/Forest Land

No ag/forest land exists for this parcel

Conservation Easements

No conservation easements exist for this parcel

Disclaimer



Missoula county

Shopping Cart: 0 items [\$0.00]



New Search



History



Payoff



Pay Taxes



Help

Parcel Number: 2221300

Status: Current

Receipt: 18603

2025 Owner(s):
BADGLEY INTERNATIONAL LLC

Mailing Address:

2635 LOWER LINCOLN HILLS DR
MISSOULA, MT 598023372

Levy District:

1.1, DISTRICT 1.1



Tax Comparison

2025 Value:

Market Value \$648,400
Taxable: \$10,310



Detail

2025 Taxes:



View Pie Charts

First Half:	\$5,445.57	Due: 12/1/2025
Second Half:	\$5,374.03	Due: 6/1/2026
Total:	\$10,819.60	



Show Current Tax Bill



Detail

2025 Payments:

First Half:	\$5,445.57
Second Half:	\$0.00
Total:	\$5,445.57

(May include penalty & interest)

2025 Legal Records:

Geo Code: 04-2200-28-4-01-07-0000 **Deed Book:** 949 **Page:** 156 **Date:** 2015-08-07

Property address: 600 SOUTH AVE W, MISSOULA MT 59801

Subdivision: (HOM) HOMEVALE ADD **Lot:** 23 **Block:** 38

TRS: T13 N, R19 W, Sec. 28

Legal: HOMEVALE ADDITION, S28, T13 N, R19 W,
BLOCK 38, Lot 23 - 24

Acres: 0.17

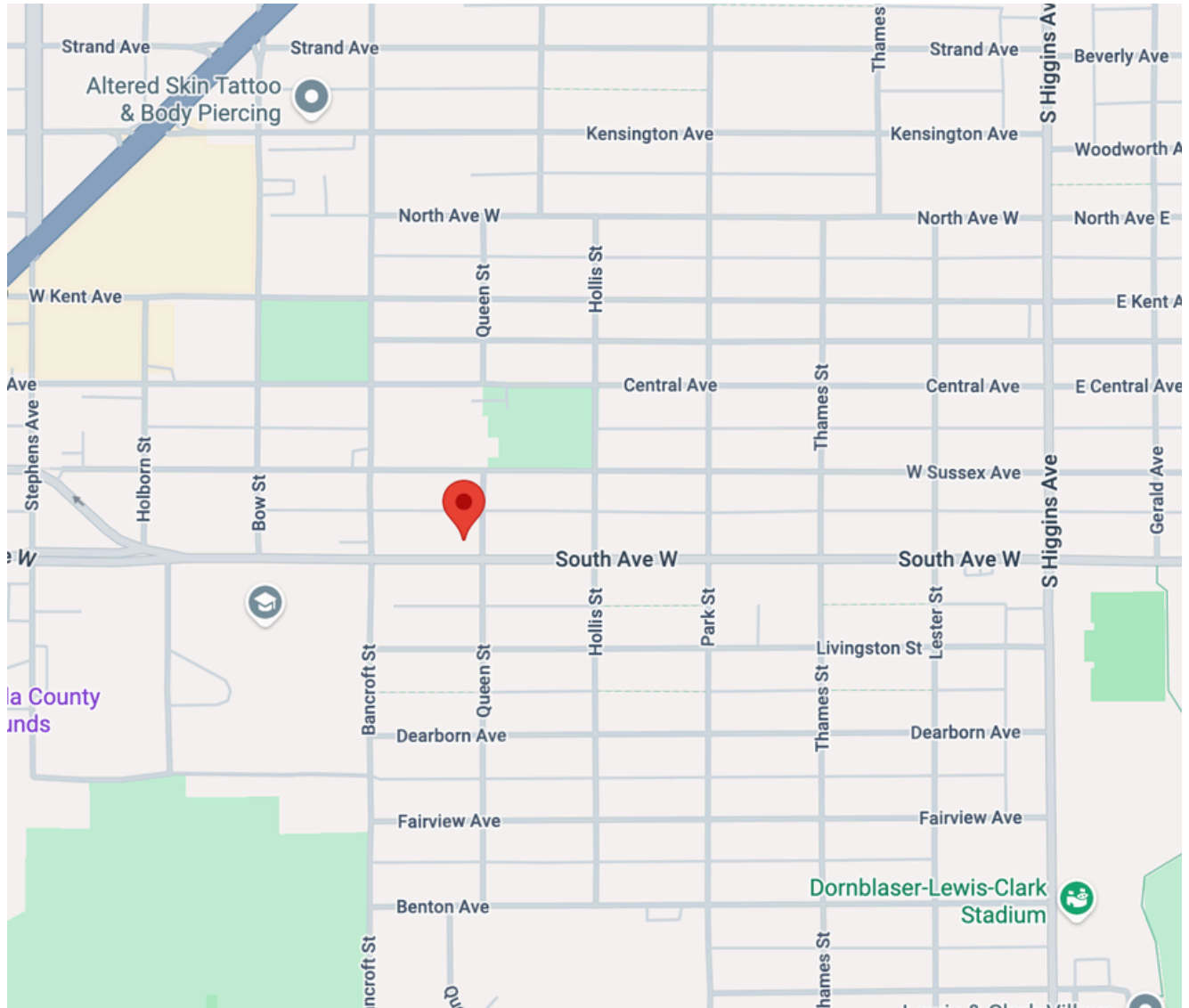
Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 12/08/2025 10:00 AM.

If you are sending your payments in by mail, address them To:

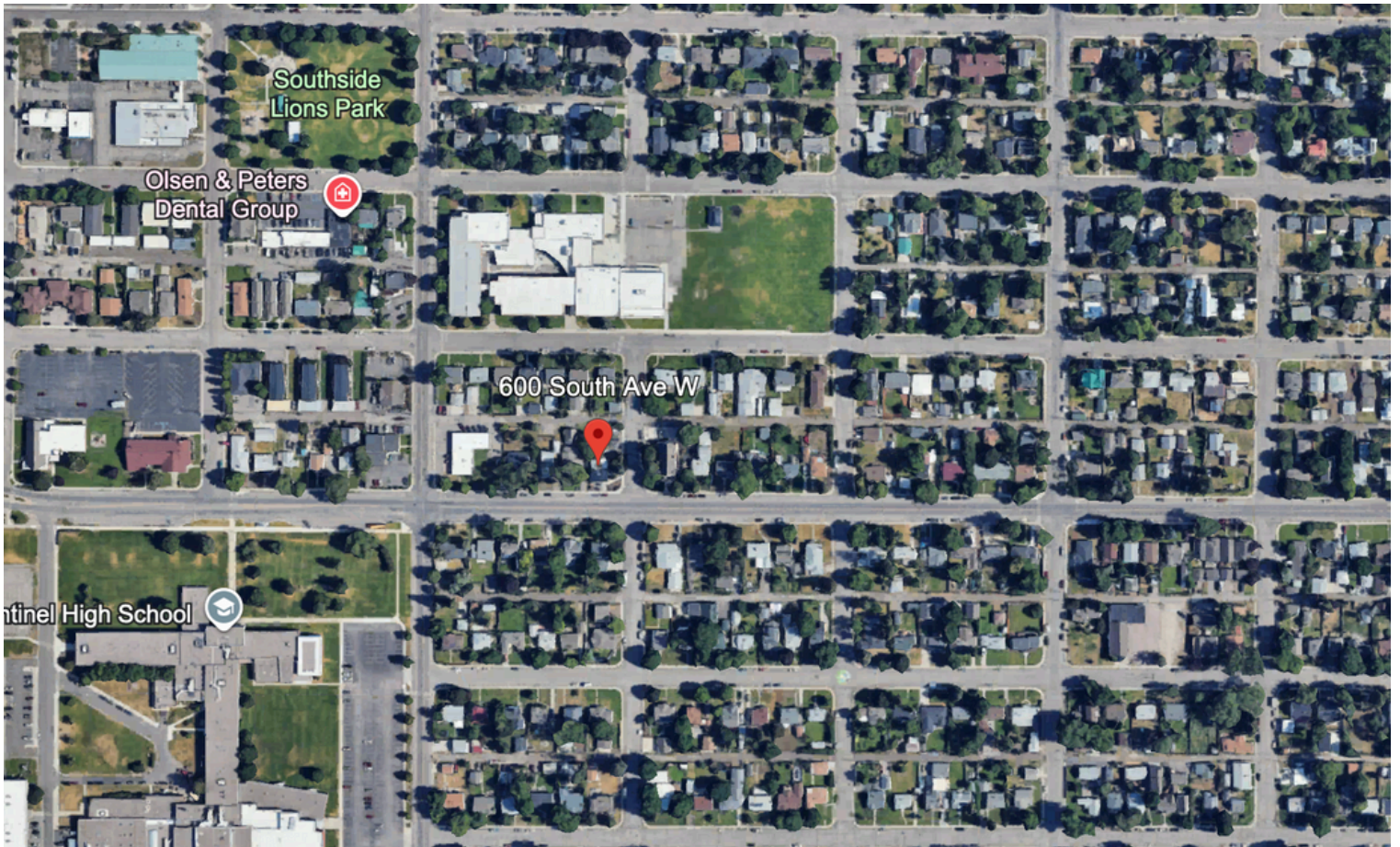
Missoula County
200 W Broadway
Missoula, MT 59802

Include Taxpayer ID with payments.

Maps



Maps



Proposed Zoning



Hi Lauren,

600 South Avenue W is proposed to be zoned Urban Residential 4 (U-R4). As this zoning code has not yet been adopted by City Council, it is subject to change. To follow along with the project, please visit [Engage Missoula](#).

Best,

Claire Lovelace | Zoning Desk
Community Planning, Development & Innovation

Contact Information:

(406) 552-6625 | zoningdesk@ci.missoula.mt.us

435 Ryman St, Missoula, MT 59802

Office Hours: 10am – 2pm, Monday – Friday



Article 4.2

RESIDENTIAL DISTRICTS

Article 4.2

RESIDENTIAL DISTRICTS

Division 4.2.01 General

Section 4.2.01-A. Purpose

The purpose of the Residential districts is to implement the Rural, Limited Urban, and Urban Residential Place Types identified in the *Land Use Plan* and support the City’s long-term vision for equitable, sustainable, connected, and well-integrated neighborhood development.

Section 4.2.01-B. Description

The districts provide a variety of housing opportunities ranging from low-density rural areas to compact, urban neighborhoods. While the zoning districts primarily accommodate residential uses, some nonresidential uses that enhance neighborhood vitality, walkability, and access to services are allowed. Section 4.2.02 Context, below, provides general guidance and intent for the Residential district categories and includes graphics for illustrative purposes only.

Section 4.2.01-C. Standards Overview

The Residential district standards are calibrated to provide flexibility in housing types and site design within clearly defined ranges. The standards support the desired scale and physical patterns of existing and developing neighborhoods assigned in the Place Types Map and help implement the goals of the Land Use Plan by promoting housing choice, neighborhood stability, and responsible land use patterns consistent with the City’s values and future growth strategy.

Section 4.2.01-D. Districts Established

The City’s residential districts are listed below.
Higher numeric indicators indicate a wider range of development opportunity.

Table 4.2.01-1 Residential Zoning District

Map Symbol	District Name
R-R1	Rural Residential
LU-R1	Limited Urban Residential 1
LU-R2	Limited Urban Residential 2
U-R1	Urban Residential 1
U-R2	Urban Residential 2
U-R3	Urban Residential 3
U-R4	Urban Residential 4

Division 4.2.02 Contexts

Section 4.2.02-A. Rural Residential District

Rural Residential District

- **R-R1** Rural Residential

1. Purpose

The Rural Residential district supports the City's goals for land stewardship, environmental constraints, and limited infrastructure expansion in rural fringe areas. Limited residential development is allowed to preserve the natural, pastoral character and open landscapes of Missoula's rural edges and prioritize agricultural uses and safety of residents against environmental dangers.

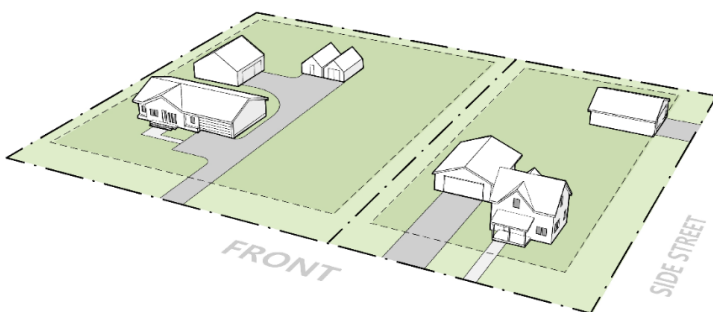
2. Description

Development patterns are predominantly car-dependent along roads with rural cross sections with minimal access to public transit and limited walkability. While some existing dedicated trails and commuter routes support biking and walking to key amenities or connections to urbanized areas, travel is mostly accommodated on roadways. Parcels often have multiple structures that typically have large setbacks from public roads.

3. Standards Overview

The Rural Residential standards support, maintain, and promote a variety of low intensity housing opportunities that emphasize the preservation of open space, natural resources, and rural character.

Figure 4.2.02-1 Rural Residential Context
Diagram and Pictures



Section 4.2.02-B. Limited Urban Residential Districts

Limited Urban Residential Districts

- **LU-R1** Limited Urban Residential 1
- **LU-R2** Limited Urban Residential 2

1. Purpose

The Limited Urban Residential districts support the City's goals for housing diversity, incremental growth, and context-sensitive development at the edges of urban neighborhoods. Moderate intensity residential development is allowed to provide a range of housing options while responding to environmental or topographical constraints.

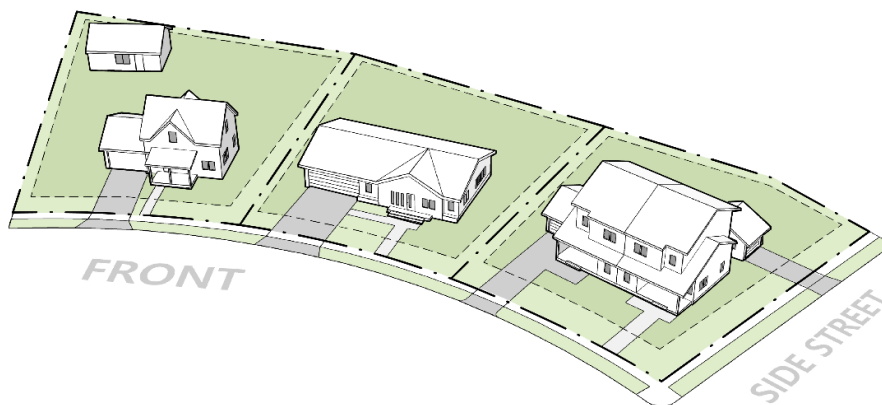
2. Description

Development patterns in Limited Urban Residential areas are likely car-dependent, with limited transit access and moderate walkability. Existing street and block patterns provide limited connectivity and often include large blocks, curvilinear roads, cul-de-sacs and irregular-shaped parcels. Some blocks do not have existing sidewalks or alleys, and it is not uncommon for driveways and garages to be accessed directly from the street. Buildings typically have medium-to-large street setbacks with driveways that provide on-site parking.

3. Standards Overview

The Limited Urban Residential standards support, maintain, and promote a variety of moderate-intensity housing opportunities—primarily single-family homes, duplexes, and “missing middle” options—while preserving a suburban character.

Figure 4.2.02-2 Limited Urban Residential Context Diagram, Block Pattern, and Pictures



Section 4.2.02-C. Urban Residential Districts

Urban Residential Districts

- **U-R1** Urban Residential 1
- **U-R2** Urban Residential 2
- **U-R3** Urban Residential 3
- **U-R4** Urban Residential 4

1. Purpose

The Urban Residential districts support the City's goals for housing diversity, sustainable and compact growth, context-sensitive development, and walkable, transit-accessible, and complete neighborhoods within or near the City core. Moderate to high residential intensities are allowed to provide a full range of housing options in well-connected, service-rich environments that include Missoula's oldest, and newest, neighborhoods.

2. Description

Development patterns in Urban Residential areas are typically compact and multimodal in ways that are walkable, with development intensity supportive of public transit. Street and block patterns provide high connectivity in rectangular grids of small to medium-sized blocks comprised of small to medium-sized rectangular parcels. Blocks are often tree-lined with sidewalks and include alleys that provide rear access to parking and garages. Buildings typically have small and varied setbacks that shape the public realm.

3. Standards Overview

The Urban Residential standards support, maintain, and promote a wide variety of housing opportunities to encourage affordability, walkability, and neighborhood vibrancy. These districts enable context-sensitive infill and redevelopment. The U-R1, U-R2, districts support smaller scale infill and development while the U-R3 and U-R4 districts allow larger, yet still context-sensitive buildings.

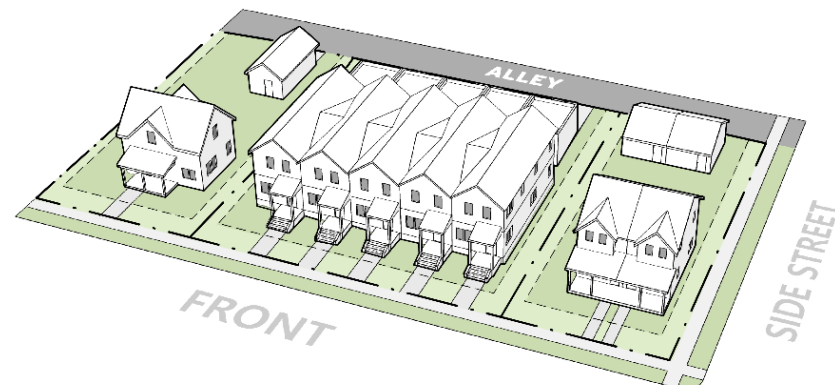


Figure 4.2.02-3

Urban Residential Context Diagram, Block Pattern, and Pictures



Division 4.2.03 Development Standards

Section 4.2.03-A. General Applicability

The standards provided in the tables below apply to all development in residential zoning districts. For more information on related Building Standards, see Article 4.7 Building Standards. For more information on Site Development Standards, see Article 4.9 Site Development.

Section 4.2.03-B. Allowed Building Types

1. Applicability

- (a) The standards for allowed building types provided below apply to all development in residential zoning districts.
- (b) For the purpose of this zoning ordinance, building types are classified into “residential” and “other.” These are described and defined in Article 4.7: Building Standards.

Table 4.2.03-1 Allowed Building Types

Allowed Building Types	RURAL	LIMITED URBAN		URBAN			
	R-R1	LU-R1	LU-R2	U-R1	U-R2	U-R3	U-R4
Residential							
One-unit House	■	■	■	■	■	■	■
Duplex	■	■	■	■	■	■	■
Cottage Court	□	■	■	■	■	■	■
Rowhouse	■	■	■	■	■	■	■
Apartment Building	□	■	■	■	■	■	■
Other							
Accessory Structure	■	■	■	■	■	■	■
Neighborhood Commercial	■	■	■	■	■	■	■
General Building	□	□	□	□	□	□	□
Civic Building	■	■	■	■	■	■	■

■ Allowed □ Not Allowed

Section 4.2.03-C. Number of Units per Building**1. Purpose**

The purpose of prescribing a maximum number of units per building type is meant to support the Land Use Plan's goals of providing compatible development, housing diversity, and missing middle housing. Specifically:

- (a) To add buildings to existing neighborhoods that fit within the established context in terms of building size, shape, and location;
- (b) To promote a range of housing types that meet various, diverse needs; and
- (c) To support a range of multi-unit or clustered housing types compatible in scale with single-unit homes, that help meet the growing demand for walkable urban living, respond to shifting household demographics, and meet the need for more housing choices at different price points.

2. Applicability

The standards for number of units per building provided below apply to all residential and nonresidential development allowed in residential zoning districts. For more information, see Article 4.7 Building Standards.

Table 4.2.03-2 Number of Units per Building

Maximum Number of Units Per Building	RURAL	LIMITED URBAN		URBAN			
	R-R1	LU-R1	LU-R2	U-R1	U-R2	U-R3	U-R4
Residential							
One-unit House	1	1	1	1	1	1	1
Duplex	2	2	2	2	2	2	2
Cottage Court	-	4	4	4	6	8	8
Rowhouse	2	3	4	4	6	8	8
Apartment Building	-	3	4	4	6	12	No Max
Other							
Accessory Structure	-	-	-	-	-	-	-
Neighborhood Commercial	-	3	4	4	6	8	No Max
General Building	-	-	-	-	-	-	-
Civic Building	-	-	-	-	-	-	-

'-' Indicates 'Not Permitted'

Section 4.2.03-D. Floor Area Ratio (FAR) and Density**1. Purpose****(a) Floor Area Ratio (FAR)**

The purpose of the Floor Area Ratio requirement is to incentivize the construction of more dwelling units and to regulate building intensity by controlling a building's gross floor area relative to the parcel on which it is built in urban and limited urban residential zoning districts.

(b) Maximum Density

The purpose of maximum density is to limit the number of dwelling units in areas that have environmental or other constraints, such as limited road connectivity and flood hazards. Maximum density controls the number of units constructed on parcels in rural and limited urban residential zoning districts while allowing for construction of missing middle housing.

2. Applicability

The floor area ratio and density standards provided below apply to all development in Residential zoning districts as indicated in Table 4.2.03-3.

3. Method**(a) Floor Area Ratio**

Floor Area Ratio is calculated by dividing the total gross floor area of all buildings on a parcel by the total area of that parcel. The FAR standard is dependent on how many dwelling units will be included in development of the parcel, as indicated in Table 4.2.03-3. The resulting gross floor area is the maximum buildable area permitted on a parcel, inclusive of all structures included in development, and allowing for exceptions as detailed in 4.2.03-D.4

(b) Maximum Density

Maximum density is calculated as parcel area per dwelling unit.

4. Exceptions to FAR

The following are exempt from maximum allowed gross floor area when calculating Floor Area Ratio:

- (a) Accessory structures;
- (b) Basements in principal buildings;
- (c) Stairwells;
- (d) Parking and vehicular circulation areas within principal buildings;
- (e) Indoor activity area within principal buildings; and
- (f) Storage units intended to serve individual dwelling units. In order to be exempt from Floor Area Ratio, the storage unit cannot be accessed from within the dwelling unit.

Table 4.2.03-3 FAR and Density

FAR & Density	RURAL	LIMITED URBAN		URBAN			
	R-R1	LU-R1	LU-R2	U-R1	U-R2	U-R3	U-R4
Maximum FAR	Number of Units						
.4	-	1	1	-	-	-	-
.5	-	2	2	1	1	1	1
.6	-	3+	3	2	2	2	2
.8	-	-	4+	3	3-5	3	3
.9	-	-	-	4+	6+	4-6	-
1.0	-	-	-	-	-	7+	4-6
2.0	-	-	-	-	-	-	7+
Density							
Maximum Density (Min. 2 units per parcel)	1 du / 15,000 sf	1 du / 3,500 sf	1 du / 2,600 sf	-	-	-	-

'+' indicates 'or more'.

Section 4.2.03-E. Lot Standards

1. Purpose

The purpose of prescribing a minimum lot width standards is to support the Land Use Plan's goals of providing compatible development by adding buildings to existing neighborhoods that fit within the established context in terms of lot and block structure. Minimum widths also ensure lots are platted to accommodate the densities and building types permitted in each district.

2. Applicability

The minimum lot width standards provided in Table 4.2.03-4 apply to all new or amended lots in Residential zoning districts created through subdivision or subdivision exemption. Minimum lot widths are not applicable to TED Ownership Units (TOU) or condominium ownership units. These standards are illustrated in Figures 4.2.03-1 and 2.

Table 4.2.03-4 Lot Standards

Lot Standards	RURAL	LIMITED URBAN		URBAN			
	R-R1	LU-R1	LU-R2	U-R1	U-R2	U-R3	U-R4
Minimum Lot Width A	80	60	50	40 ft			
When lot is adjacent to an alley				30 ft			

Figure 4.2.03-1 Lot Standards Diagram *(With Alley)*

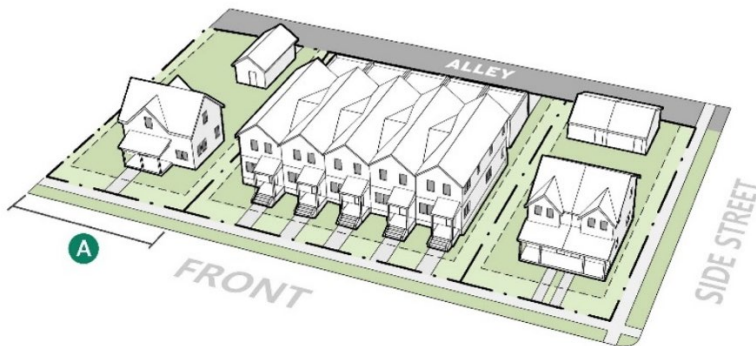
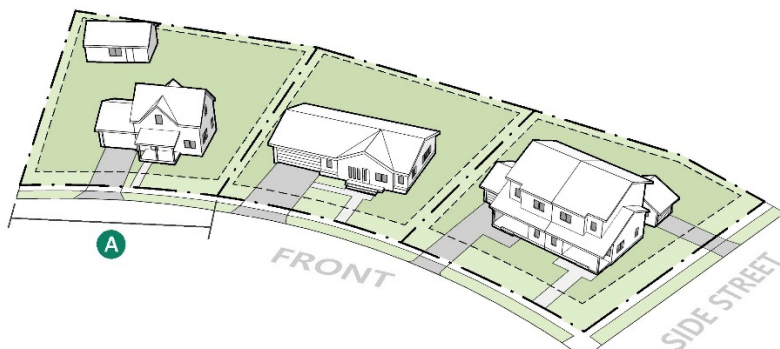


Figure 4.2.03-2 Lot Standards Diagram *(No Alley)*



Section 4.2.03-F. Building Placement

1. Applicability

The building placement standards provided below apply to all development in residential zoning districts.

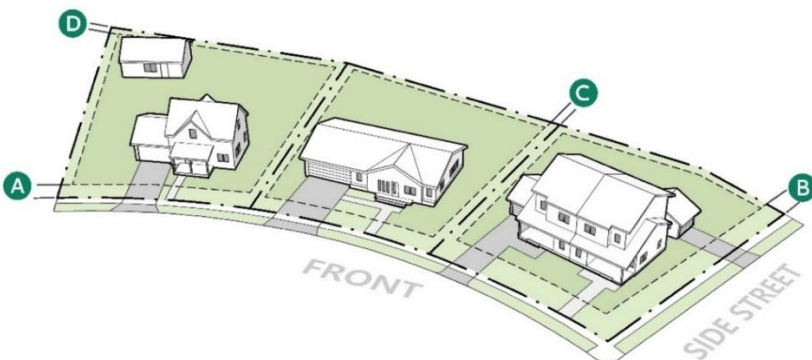
Table 4.2.03-5 Building Placement

MINIMUM SETBACK	RURAL	LIMITED URBAN		URBAN			
	R-R1	LU-R1	LU-R2	U-R1	U-R2	U-R3	U-R4
Front A	15 ft	15 ft	15 ft	15 ft	10 ft	10 ft	10 ft
Side Street B	12.5 ft	12.5 ft	10 ft	10 ft	10 ft	10 ft	7.5 ft
Side Interior C	10 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Rear D	15 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft

Figure 4.2.03-3 Building Placement Diagrams (*Urban*)



Figure 4.2.03-4 Building Placement Diagrams (*Limited Urban*)



Section 4.2.03-G. Building Form and Components

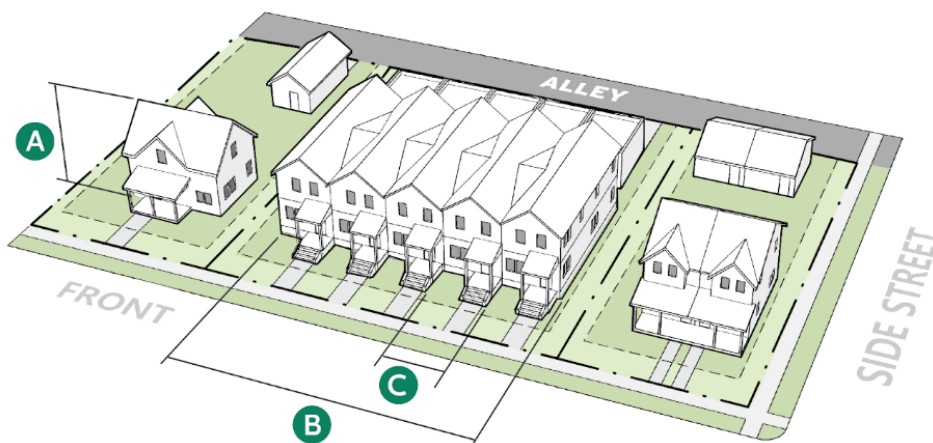
1. Applicability

The standards for building form and components provided below apply to all development in residential zoning districts. For more information, see Article 4.7 Building Standards.

Table 4.2.03-7 Building Form and Components

Building Form & Components	RURAL	LIMITED URBAN		URBAN			
	R-R1	LU-R1	LU-R2	U-R1	U-R2	U-R3	U-R4
Building Massing							
Maximum Height A	35 ft	35 ft	40 ft	35 ft	35 ft	40 ft	50 ft
Maximum Width							
Rowhouse Building B (total of all attached units)	-	80 ft	80 ft	80 ft	160 ft	160 ft	160 ft
Rowhouse Unit C	-	40 ft	40 ft	30 ft	30 ft	30 ft	30 ft
Apartment Building	-	50 ft	50 ft	50 ft	80 ft	120 ft	200
Building Components							
Allowed Encroachments into Setbacks				Refer to Article 4.10 Measurements and Exceptions			

Figure 4.2.03-6 Building Form Diagram



ALLOWED USES TABLE

■ Permitted - Prohibited

	Motor Vehicle Parking	Short-Term Bicycle Storage	Long-Term Bicycle Storage	Residential Zoning Districts						Mixed-Use Zoning Districts							Special Zoning Districts								
ZONE	(D-C district is exempt)			R-1	LU-R1	LU-R2	U-R1	U-R2	U-R3	U-R4	U-MU1	U-MU2	U-MU3	U-MU4	D-T	D-C	LU-MU	I-MU	I-1	I-2	OP1	OP2	CD-1	CD-2	A
RESIDENTIAL																									
Household Living	none	none	1 space per DU, unless garage provided	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	■	-	■	-
Group Living	see below	see below	see below																						
Group Living, Other	none	1 space per 20 beds, Minimum is 4 spaces	1 space per 2 beds	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	■	-	■	-
Community Res. Facility (8 or fewer)	none	1 space per 20 beds, Minimum is 4 spaces	1 space per 2 beds	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	■	-	■	-
Community Res. Facility (9+)	none	1 space per 20 beds, Minimum is 4 spaces	1 space per 2 beds	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	■	-	■	-
Fraternity/Sorority	none	1 space per 20 beds, Minimum is 4 spaces	1 space per 2 beds	-	-	-	-	-	■	■	■	■	■	■	■	■	-	■	-	-	-	-	-	■	-
Convent/Monastery	none	1 space per 20 beds, Minimum is 4 spaces	1 space per 2 beds	■	■	■	■	■	■	■	■	■	■	■	■	■	-	■	-	-	-	-	-	■	-
Single-Room Occupancy Developments	none	1 space per 8 DU, minimum is 2 spaces	1 space for studio or first bedroom, 0.5 spaces per additional bedroom	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	-	-	■	-
Day Care: Residential Day Care	none	none	none	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	■	■	■	-
Home Digital Asset Mining	none	none	none	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	-	-	■	-
PUBLIC / CIVIC																									
College/University	1 space per 1,000 sf	1 space for each 10 students of planned capacity. 2 spaces minimum	1.5 spaces per 10 employees plus 1 space for each 10 students of planned capacity. 2 spaces minimum	-	-	-	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	-	■	■	-
Day Care: Day Care Center	none	1 space for each 10 children of planned capacity. 2 spaces minimum	1.5 spaces per 10 employees. 2 spaces minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	■	■	■	-
Detention and Correctional Facilities	none	1 space per 20,000 sf. 2 spaces minimum	1 space per 10 employees. 2 spaces minimum	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	■	■	-	-	-	-	-
Fraternal Organization	1 space per 5,000 sf	Spaces for 10% of maximum expected attendance	1 space per 10 employees. 2 spaces minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	■	-	-	-
Health Care Facility	1 per 500 sf	1 space per 20,000 sf. 2 spaces minimum	1 space per 10 employees. 2 spaces minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	-	■	-	-	-	-	■	■	-
Hospital	none	1 space per 20,000 sf. 2 spaces minimum	1 space per 10 employees. 2 spaces minimum	-	-	-	-	-	-	-	■	■	■	■	■	■	■	■	-	-	-	-	■	■	-
Library/ Cultural exhibit	1 space per 720 sf	1 space per 5,000 sf. 2 spaces minimum	1 space per 10 employees. 2 spaces minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	-	■	■	■
Meal Center	none	1 space per 4 seats	1 space per 10 employees. 2 spaces minimum	-	-	-	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	■	■	-
Park/Recreation	none	Spaces for 5% of maximum expected attendance	1 space per 10 employees. 2 spaces minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	■	■	■	■	■
Preschool (1-12)	1 space per 1,000 sf	1 space for each 10 children of planned capacity. 2 spaces minimum	1.5 spaces per 10 employees. 2 spaces minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	-	■	■	-

	Motor Vehicle Parking	Short-Term Bicycle Storage	Long-Term Bicycle Storage	Residential Zoning Districts							Mixed-Use Zoning Districts							Special Zoning Districts									
ZONE	(D-C district is exempt)			R-1	LU-R1	LU-R2	U-R1	U-R2	U-R3	U-R4	U-MU1	U-MU2	U-MU3	U-MU4	D-T	D-C	LU-MU	I-MU	I-1	I-2	OP1	OP2	CD-1	CD-2	A		
Preschool Center (13+)	1 space per 1,000 sf	1 space for each 10 children of planned capacity. 2 spaces minimum	1.5 spaces per 10 employees. 2 spaces minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	-	■	■	-	
Religious Assembly	1 spaces per 200 sf	1 space per 5% of maximum expected attendance	1 space per 10 employees. 2 spaces minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	■	■	-	
Safety Services	none	1 space per 20,000 sf. 2 spaces minimum	1 space per 10 employees. 2 spaces minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	■	■	■	■	
School	see below	see below	see below																								
School, General	1 space per 1,000 sf	1 space per 10 students of planned capacity. 2 spaces minimum	1.5 spaces per 10 employees. 2 spaces minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	-	■	■	-	
Commercial Trade School	1 space per 1,000 sf	1 space per 10 students of planned capacity. 2 spaces minimum	1.5 spaces per 10 employees. 2 spaces minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Industrial Trade School	1 space per 1,000 sf	1 space per 10 students of planned capacity. 2 spaces minimum	1.5 spaces per 10 employees. 2 spaces minimum	-	-	-	-	-	-	-	-	-	-	-	-	-	■	■	■	■	■	-	-	-	-	■	
Shelter	see below	see below	see below																								
Emergency Shelter	None	1 space per 4 beds	1 space per 10 employees. 1 space per 2 beds. 2 spaces minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Houseless Shelter: Small	1 space per 1,000 sf	1 space per 4 beds	1 space per 10 employees. 1 space per 2 beds. 2 spaces minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	■	■	■	-	
Houseless Shelter: Medium	1 space per 1,000 sf	1 space per 4 beds	1 space per 10 employees. 1 space per 2 beds. 2 spaces minimum	-	-	-	-	-	-	-	■	■	■	■	■	■	■	■	■	-	-	-	■	■	■	-	
Houseless Shelter: Large	1 space per 1,000 sf	1 space per 4 beds	1 space per 10 employees. 1 space per 2 beds. 2 spaces minimum	-	-	-	-	-	-	-	■	■	■	■	■	■	■	■	■	-	-	-	■	■	■	-	
Solar Energy Conversion System	none	none	none	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Utility Services, Minor	none	none	none	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Utility Services, Major	none	none	none	-	-	-	-	-	-	-	-	-	-	-	■	-	-	■	■	■	■	■	-	-	-	■	
Wind Energy Conversion System	none	none	none	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
COMMERCIAL																											
Animal Services	see below	see below	see below																								
Animal Sales	1 space per 1,200 sf	1 space per 20,000 sf. 2 spaces minimum	1 space per 10 employees. 1 spaces minimum	-	-	-	-	-	-	-	■	■	■	■	■	■	■	■	■	■	-	-	-	-	-	-	
Grooming and Veterinary	1 space per 1,200 sf	1 space per 20,000 sf. 2 spaces minimum	1 space per 10 employees. 1 spaces minimum	■	-	-	-	-	-	-	■	■	■	■	■	■	■	■	■	■	■	-	-	-	-	-	
Animal Shelter or Boarding Kennel	1 space per 1,200 sf	1 space per 20,000 sf. 2 spaces minimum	1 space per 10 employees. 1 spaces minimum	■	-	-	-	-	-	-	■	■	-	-	■	■	■	■	■	■	■	-	-	-	-	-	
Stable	1 space per 1,200 sf	1 space per 20,000 sf. 2 spaces minimum	1 space per 10 employees. 1 spaces minimum	■	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	■	■	-	-	-		
Artist Work or Sales Space	1 space per 1,000 sf	1 space per 4,000 sf. 2 spaces minimum	1 space per 10 employees. 1 space minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	■	-	-	-	

	Motor Vehicle Parking	Short-Term Bicycle Storage	Long-Term Bicycle Storage	Residential Zoning Districts						Mixed-Use Zoning Districts						Special Zoning Districts										
ZONE	(D-C district is exempt)			R-1	LU-R1	LU-R2	U-R1	U-R2	U-R3	U-R4	U-MU1	U-MU2	U-MU3	U-MU4	D-T	D-C	LU-MU	I-MU	I-1	I-2	OP1	OP2	CD-1	CD-2	A	
Building Maintenance Service	1 space per 2,400 sf	1 space per 20,000 sf. 2 spaces minimum	1 space per 10 employees. 1 space minimum	-	-	-	-	-	-	-	■	■	■	■	■	■	■	■	■	■	-	-	-	-	■	
Business Equipment Sales and Service	1 space per 1,000 sf	1 space per 4,000 sf. 2 spaces minimum	1 space per 10 employees. 1 space minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	■	-	-	■	
Cannabis Dispensary	1 space per 1,000 sf	1 space per 4,000 sf. 2 spaces minimum	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	■	■	■	■	■	■	■	■	■	■	-	-	-	-	-	
Construction Sales and Service	1 space per 2,400 sf	1 space per 20,000 sf. 2 spaces minimum	1 space per 10 employees. 1 space minimum	-	-	-	-	-	-	-	■	■	■	■	-	-	■	■	■	■	-	-	-	-	-	
Eating and Drinking Establishments	see below	see below	see below																							
Restaurant	1 space per 4,000 sf in urban districts 1 space per 1,500 sf in all other districts	1 space per 4 seats. 2 spaces minimum	1 space per 5 employees. 1 space minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	-	-	■
Tavern or Nightclub	1 space per 4,000 sf	1 space per 4 seats. 2 spaces minimum	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	■	■	■	■	■	■	■	■	■	-	-	-	-	-	-	■
Mobile Food Vending	none	none	none	-	-	-	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	■	■	■	
Food Truck Park	none	1 space per food truck. 2 spaces minimum	none	-	-	-	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	■	■	-	
Entertainment and Spectator Sports	see below	see below	see below																							
Small Venue	1 space per 1,000 sf	spaces for 5% of maximum attendance	1 space per 5 employees. 1 space minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	■	■	-	
Medium - Large Venue	1 space per 1,000 sf	spaces for 5% of maximum attendance	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	■	■	■	■	■	■	■	■	■	■	■	-	■	■	-	
Financial Services	see below	see below	see below																							
Bank	1 space per 1,000 sf	1 space per 4,000 sf. 2 spaces minimum	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	■	■	■	■	■	■	■	■	■	■	-	-	■	■	■	
Check-Cashing/Loan Service	1 space per 1,000 sf	1 space per 4,000 sf. 2 spaces minimum	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	■	■	■	■	■	■	■	■	■	■	-	-	■	■	■	
Pawn Shop	1 space per 1,000 sf	1 space per 4,000 sf. 2 spaces minimum	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	■	■	■	■	■	■	■	■	■	■	-	-	-	-	■	
Food and Beverage Retail Sales	1 space per 500 sf	1 space per 4,000 sf. 2 spaces minimum	1 space per 5 employees. 1 space minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	■	■	■	
Funeral and Internment Services	see below	see below	see below																							
Cemetery/ Columbarium/ Mausoleum	1 space per 1,000 sf	Spaces for 5% of maximum attendance	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	■	■	-	-	■	■	-	
Cremating	1 space per 1,000 sf	Spaces for 5% of maximum attendance	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	-	-	-	-	-	-	-	■	■	■	-	-	■	■	-	
Undertaking	1 space per 1,000 sf	Spaces for 5% of maximum attendance	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	■	■	■	■	-	-	■	■	■	■	-	-	■	■	-	

	Motor Vehicle Parking	Short-Term Bicycle Storage	Long-Term Bicycle Storage	Residential Zoning Districts							Mixed-Use Zoning Districts							Special Zoning Districts									
ZONE	(D-C district is exempt)			R-1	LU-R1	LU-R2	U-R1	U-R2	U-R3	U-R4	U-MU1	U-MU2	U-MU3	U-MU4	D-T	D-C	LU-MU	I-MU	I-1	I-2	OP1	OP2	CD-1	CD-2	A		
Gasoline and Fuel Sales	1 space per 500 sf retail area	1 space per 2,000 sf. retail area. 2 spaces minimum	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	-	-	-	-	-	-	■	■	■	■	-	-	-	-	-		
EV Charging Hub	1 space per 500 sf retail area	1 space per 2,000 sf. retail area. 2 spaces minimum	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	■	■	■	■	■	■	■	■	■	■	-	-	-	-	-		
Truck Stop/Travel Plaza	1 space per 500 sf retail area	1 space per 2,000 sf. retail area. 2 spaces minimum	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	■	■	-	-	-	-	-		
Lodging	see below	see below	see below																								
Bed and Breakfast	1 space per room	1 space per guest room	1 space for primary DU + 1 space for every 2 guest rooms. 2 spaces minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	-	-	■	-	
Hostel	1 space per room	1 space per every 4 guests	1 space per 5 employees + 1 space for every 4 quests	-	-	-	-	-	-	-	■	■	■	■	■	■	■	■	■	-	-	-	-	-	■	-	
Hotel/ Motel	1 space per room	1 space per 20 beds, Minimum is 4 spaces	1 space per 2 beds	-	-	-	-	-	-	-	■	■	■	■	■	■	■	■	■	■	-	-	-	-	■	■	
Recreational Vehicle Park	1 space per room	1 space per 5 RV/camping site, 2 spaces minimum	1 space per 5 employees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	■	-	-	■	-	-	■	-		
Tourist Home	1 space per room	none	none	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	-	-	■	-	
Office	1 space per 500 sf	1 space per 4,000 sf. 2 spaces minimum	1 space per 5 employees. 1 space minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	-	-	■	■	■	
Parking, Non-accessory	none	1 space per 20,000 sf. 2 spaces minimum	1 space per 10 motor vehicle spaces. 1 space minimum.	-	-	-	-	-	-	-	■	■	■	■	■	■	■	■	■	■	■	-	-	-	■	■	
Personal Improvement Service	1 space per 1,000 sf	1 space per 2,000 sf. 2 spaces minimum	1 space per 5 employees. 1 space minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	■	■	-	
Retail Sales	1 space per 1,000 sf	1 space per 4,000 sf. 2 spaces minimum	1 space per 5 employees. 1 space minimum	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	-	-	■	■	■	
Sports and Recreation, Participant	1 space per 1,000 sf	1 space per 4,000 sf. 2 spaces minimum	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	■	■	■	■	■	■	■	■	■	■	■	-	-	-	-	-	
Casino	1 spaces per 4,000 sf	1 space per 2,000 sf. 2 spaces minimum	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	-	-	■	■	■	■	■	-	■	■	-	-	-	-	-		
Vehicle Sales and Service	see below	see below	see below																								
Car Wash/Cleaning Service	1 space per 2,000 sf	2 space minimum	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	-	-	-	-	-	-	■	■	■	■	-	-	-	-	-		
Heavy Equipment Sales/Rentals	1 space per 2,000 sf	2 space minimum	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	-	-	■	■	-	-	■	■	■	■	-	-	-	-	■		
Light Equipment Sales/Rentals	1 space per 2,000 sf	2 space minimum	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	■	■	■	■	■	■	■	■	■	■	-	-	-	-	■		
Motor vehicle Repair, Limited	1 space per 2,000 sf	2 space minimum	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	■	■	■	■	■	■	■	■	■	■	-	-	-	-	-		
Motor Vehicle Repair, General	1 space per 2,000 sf	2 space minimum	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	-	-	-	-	-	-	■	■	■	■	-	-	-	-	-		
Vehicle Storage and Towing	1 space per 2,000 sf	none	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	-	-	-	-	-	-	■	■	■	■	-	-	-	-	■		
INDUSTRIAL																											
Auto Wrecking	1 space per 4,000 sf	2 space minimum	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	■	■	-	-	-	-	-	
Cidery	1 space per 4,000 sf	1 space per 4 seats. 2 spaces minimum	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	■	■	■	■	■	■	■	■	■	■	■	-	-	-	-	■	
Data Center	1 space per 4,000 sf	1 space per 20,000 sf. 2 spaces minimum	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	■	-	-	-	-	-	
Digital Asset Mining	1 space per 4,000 sf	1 space per 20,000 sf. 2 spaces minimum	1 space per 5 employees. 1 space minimum	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	■	-	-	-	-	-	

Current Zoning



What's My Zoning? Missoula Maps City of Missoula Title 20 Zoning Code

600 south avenue

600 SOUTH AVE W

This parcel is within and the Rose Park, Rose Park, Rose Park neighborhood.

Zoning: R5.4

Zoning Overlays: No Overlay Found

[Title 20 -Zoning Code](#)

Place Type: Urban Residential High

Historic District: No Historic District Found

[Google Streetview](#)

[Zoom to](#)

300ft

-114.008 46.850 Degrees

Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, N... esri

Equipment List For Sale



1 year updated depreciation at 10% for equipment 7/29/25

Explanation: This equipment is evaluated and the priced as if the equipment was being sold from Drum Coffee to another foodservice operator (business to business) assuming everything is in good working order.

Front Of House:

- Kelvinator Two Door Refrigerator- \$1,800
- La Marazocco 3AV Linea auto with PID Espresso Machine (2022) - \$9,800
- Imperial Two Four Burner Hot Plate- \$765
- 24" Equipment Stand (on castors)- \$150
- Baker's Pride Convection Oven- \$1700
- Mix Rite 18" x 18" Prep Sink w/ Left Side Splash & Faucet- \$225
- John Boos 12" x 36" S/S Wall Shelf- x2 \$150
- Elkay 48" 3-Compartment Sink w/ left drain board & Faucet- \$650
- Champion UC High Temp Dishwasher- \$1935
- Single 20-teir bakery sheet pan rack- \$125
- Fetco Coffee Brewer into Luxus Dispensers- \$765
- Bunn Hot Water on Demand Dispenser- \$315
- Bunn (red) Bulk Coffee Grinder- \$585
- Small metal storage rack for oat milk- \$30
- BK Drop-in hand sink with side splashes & Faucet- \$100
- Mazzer Major Electronic Coffee Grinder- \$810 (x2 \$1620)
- Mazzer Supper Jolly Timer Coffee Grinder- \$540

- Black 3-tier display case- \$220

Front of House subtotal: \$22,631

- Atosa Single Door Refrigerator- \$1080
- Atosa 10 cubic FT chest Freezer- \$360
- Chrome 48" x 18" Storage rack on Casters- \$100 (x5 \$500 total)

Back Office Storage:

- Chrome 36" x 18" Storage rack on Casters- \$80 (x2 Total \$160)
- Chrome 48" x 18" Storage rack on Casters- \$100

Back of House subtotal: \$260

Market Overview



Missoula is western Montana's commercial and cultural hub, with a metro population of nearly 130,000. Centered along historic Higgins Avenue, downtown Missoula is a walkable, high-traffic district home to retail, dining, offices, and cultural landmarks. The city's central location at the convergence of five valleys makes it a natural gathering place for commerce, recreation, and community life.

The local economy is anchored by enduring institutions like the University of Montana and Providence St. Patrick Hospital, along with strong public-sector and transportation employers. Missoula's economic identity is increasingly shaped by its burgeoning tech ecosystem. The city has produced high-growth innovators like Submittable, which recently secured a spot on Inc. Magazine's list of America's fastest-growing private companies, as well as Pathlabs, both of which boast impressive multi-year growth.

Known for its quality of life, Missoula blends vibrant arts and culture with abundant outdoor recreation, from the Clark Fork River and Caras Park to nearby trails and ski areas. The Missoula Public Library, now the downtown flagship, was named Public Library of the Year in 2022 by the International Federation of Library Associations. This balance of opportunity, community, and lifestyle makes Missoula one of the most desirable markets in the Northern Rockies for investment and development.

Market Overview



POPULATION:
89,377



MEDIAN HH INCOME:
\$73,429



LARGEST EMPLOYER:
UNIVERSITY OF MT



AVERAGE HH SIZE:
2.14



OF BUSINESSES:
5,865