

360 Property View

9015 Cartage Road, Missoula, MT 59808

MLS#: **30057545**Status: **Active**Recent: **09/22/2025 : Back On Market : WTH->ACT**Prop Type: **Commercial Sale**Sub Type: **Building w/Land**Price: **\$3,975,000**DOM/CDOM: **1/1**

Unit:

Geocode: **04232522301030000**City Limits: **Unknown**County: **Missoula**Yr Built: **2005**

Subdiv:

Lot Size: **6.47 ac/Public Rec
281,833 sqft**\$/SqFt: **\$354.91**Tot Bldg SqFt: **11,200**

Business Details

Current Use: **Industrial**

Public Remarks

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. ...

Interior Features

Flooring: **Concrete**Basement: **No**

Exterior Features

Construction:
Road Frontage: **County Road**
Waterfront: **No**

Foundation: **Poured Concrete**
Road Surface: **Gravel**
Community Feat:

Systems & Utilities

Cooling:
Heating:

Sewer: **Public Sewer, Private Septic**
Water: **Community Water**

Property/Lot

Lot Dimensions:
Seasonal Access:

Year Built Source: **Public Records**
Remodel/Updates:

Flood Plain: **None**

Legal/Taxes

Assessor #: **0005853403**
Zoning: **Commercial/Commercial & Industrial**

SID(s) Included: **No**
SID Annual Amt:

Covenant: **No**
School Dist:

Taxes: **15,056.00**
Tax Year: **2024**

SID Est Tot Payoff:
SID Features:
SID Perpetual Amt:

Legal Desc: **S22, T14 N, R20 W, C.O.S. 2902, ACRES 6.47, TRACT B2 LESS ROW**
Lease Term Remarks:

Agent/Broker Info

List Office: **Eagen Real Estate**
Office Phone: **406-542-1811**
Office Fax: **406-542-6648**
Address: **P O Box 7133, Missoula, MT 59807**

List Agent: **Jessie M Eagen**
Contact #: **406-542-1811**
jessie@jessieeagen.com
LA License #: **RRE-BRO-LIC-8043**

Showing

Lock Box Desc:

Lock Box Loc:

Sign On Property: **No**

Showing Requirements: **24 Hour Notice, Agent Must Accompany, Appointment Only**

Showing Instructions: **Call LA. Please allow 24 hours notice prior to showings.**

Showing Contact Type: **Listing Agent** Showing Name: **Jessie Eagen** Showing Phone: **4068803900**

Directions: **at the Wye turn left Cartage Rd behind Muralt's Truck Stop.**



Listing/Contract Info

Owner Name: FRASCH	Owner Phone:	Land Lease Y/N:
Sellers Pref Title Co: Flying S	Agent Owned: No	Buyer Financing:
	Listing Service: Full Service	Buy Fin Owner Fin % Down: 25%
	Listing Agreement: Exclusive Right To Sell	Buy Fin Owner Fin Tot Pymt:
Orig List Price: \$3,975,000	Listing Terms: Cash, Conventional, Owner Finance	Possession:
Listing Contract Date: 09/21/2025	Expiration Date: 03/21/2026	Under Contract Date:
Special Listing Conditions: Standard/None		

The information has been provided from sources deemed reliable but is not guaranteed.

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