



# Halcyon

Commercial Real Estate Services



600 South Avenue West  
Missoula, MT 59801

Exclusively listed by:

Julie Gardner and Peter Lambros

[JulieGardnerProperties.com](http://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<sup>®</sup>, works tirelessly to see that every detail of each transaction is handled in a timely and professional manner.

# Property Overview



# 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.

[View Full Listing](#)

# Property Overview



<b>List Price:</b>	<b>\$765,00.00</b>
<b>Levels:</b>	<b>1</b>
<b>Zoning:</b>	<b>R5.4</b>
<b>Square Feet:</b>	<b>1,441</b>
<b>Year Built:</b>	<b>1957</b>
<b>2024 Taxes:</b>	<b>\$10,819.6</b>
<b>Traffic Count:</b>	<b>AADT 4,875</b>
<b>Geocode:</b>	<b>04-2200-28-4-01-07-0000</b>
<b>Build Out:</b>	<b>Coffee Shop</b>

# Property Photos



# Property Photos



# Property Photos



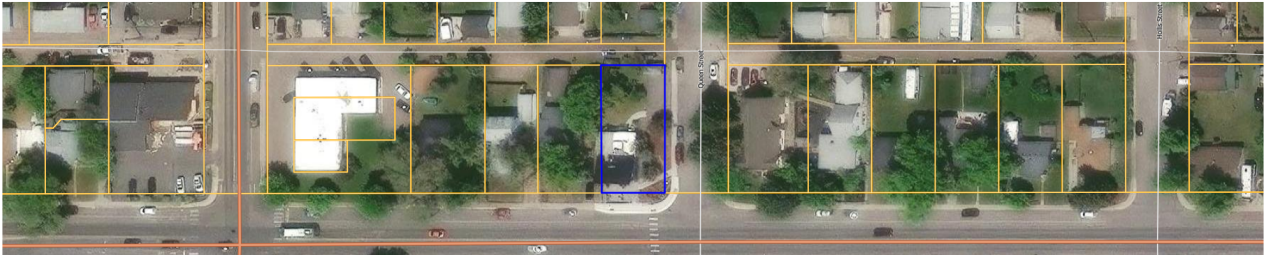
# CAMA

## Property Report Card



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
<b>Primary Owner:</b> BADGLEY INTERNATIONAL LLC 2635 LOWER LINCOLN HILLS DR MISSOULA, MT 59802-3372 Note: See Owners section for all owners	<b>Property Address:</b> 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

Tax Year: 2025

## Land Summary

Land Type:	Acres:	Value:
Grazing	0	0
Fallow	0	0
Irrigated	0	0
Continuous Crop		
Wild Hay	0	0
Farm-site	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

## Ag/Forest Land

No ag/forest land exists for this parcel

## Conservation Easements

No conservation easements exist for this parcel

## Disclaimer

# Taxes





# 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

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



Show Current Tax Bill



Detail

#### 2025 Payments:

<b>First Half:</b>	\$5,445.57
<b>Second Half:</b>	\$0.00
<b>Total:</b>	\$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.

# Utilities



## Usage History

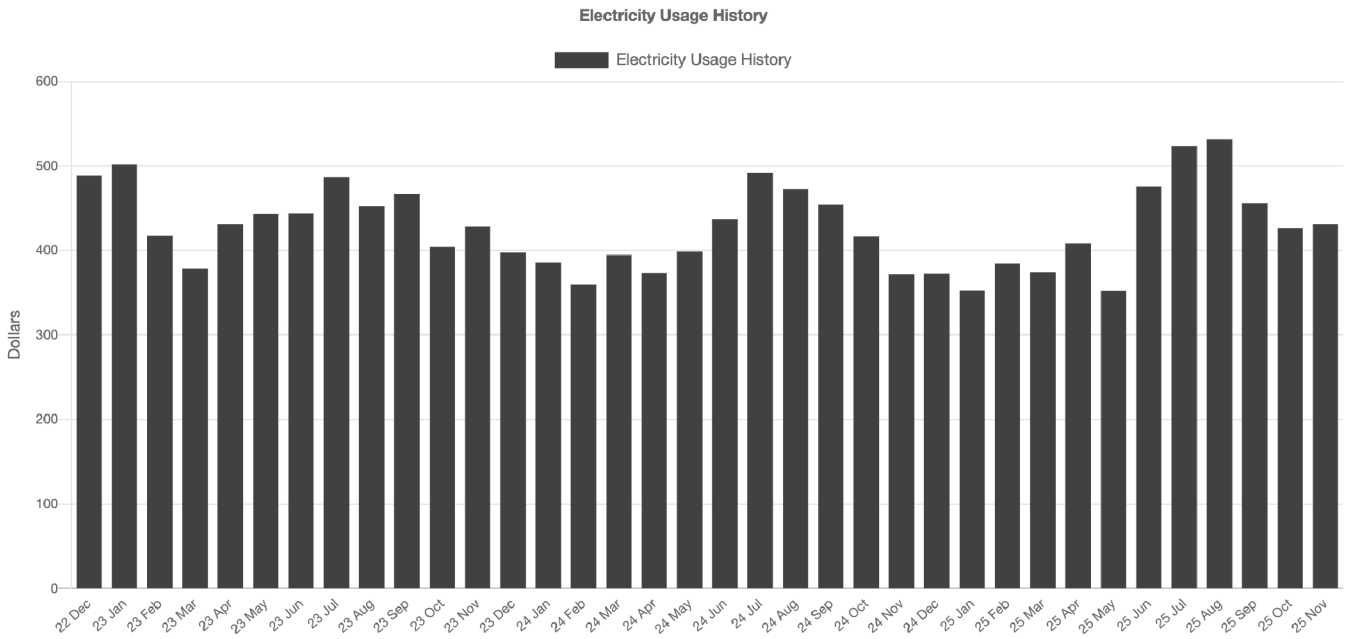
Property address: 600 SOUTH AVE W, MISSOULA, MT, 598018013

Show usage for Electricity

View Usage



mm/dd/yyyy - mm/dd/yyyy



Previous Usage ⓘ



<input type="checkbox"/> Usage Period	Service Type	Usage (kWh)	Demand	Number of Days	Amount Billed
<input type="checkbox"/> Nov 2025	Electricity	2267	15.36	28	\$431.45
<input type="checkbox"/> Oct 2025	Electricity	2449	13.61	29	\$426.56
<input type="checkbox"/> Sep 2025	Electricity	2627	12.56	30	\$455.63
<input type="checkbox"/> Aug 2025	Electricity	3091	14.84	32	\$531.36
<input type="checkbox"/> Jul 2025	Electricity	3014	14.75	31	\$523.72
<input type="checkbox"/> Jun 2025	Electricity	2847	12.77	31	\$475.5
<input type="checkbox"/> May 2025	Electricity	2344	11.41	30	\$352.46
<input type="checkbox"/> Apr 2025	Electricity	2439	15.34	29	\$408.52
<input type="checkbox"/> Mar 2025	Electricity	2243	14.47	29	\$374.52
<input type="checkbox"/> Feb 2025	Electricity	2302	14.88	32	\$384.55
<input type="checkbox"/> Jan 2025	Electricity	2067	14.15	31	\$352.81
<input type="checkbox"/> Usage Period	Service Type	Usage (kWh)	Demand	Number of Days	Amount Billed
<input type="checkbox"/> Dec 2024	Electricity	2394	14.11	32	\$372.82
<input type="checkbox"/> Nov 2024	Electricity	2298	13.22	29	\$372.11
<input type="checkbox"/> Oct 2024	Electricity	2483	15.14	29	\$416.43
<input type="checkbox"/> Sep 2024	Electricity	2867	13.99	32	\$454.02
<input type="checkbox"/> Aug 2024	Electricity	3102	13.7	30	\$472.32
<input type="checkbox"/> Jul 2024	Electricity	3221	14.22	30	\$491.57
<input type="checkbox"/> Jun 2024	Electricity	2746	13	32	\$436.79
<input type="checkbox"/> May 2024	Electricity	2327	13.16	30	\$398.65
<input type="checkbox"/> Apr 2024	Electricity	2190	12.54	29	\$373.58
<input type="checkbox"/> Mar 2024	Electricity	2350	14.34	32	\$394.76
<input type="checkbox"/> Feb 2024	Electricity	2193	12.63	30	\$359.41
<input type="checkbox"/> Jan 2024	Electricity	2235	13.67	33	\$385.75
<input type="checkbox"/> Usage Period	Service Type	Usage (kWh)	Demand	Number of Days	Amount Billed
<input type="checkbox"/> Dec 2023	Electricity	2095	13.85	29	\$397.5
<input type="checkbox"/> Nov 2023	Electricity	2176	15.82	29	\$428.57
<input type="checkbox"/> Oct 2023	Electricity	2301	14.13	29	\$404.36

<input type="checkbox"/> Usage Period	Service Type	Usage (kWh)	Demand	Number of Days	Amount Billed
<input type="checkbox"/> Sep 2023	Electricity	2886	13.91	33	\$467.08
<input type="checkbox"/> Aug 2023	Electricity	2832	13.18	29	\$452.07
<input type="checkbox"/> Jul 2023	Electricity	3137	13.67	32	\$487.07
<input type="checkbox"/> Jun 2023	Electricity	2616	14.06	31	\$443.91
<input type="checkbox"/> May 2023	Electricity	2362	15.74	29	\$443.35
<input type="checkbox"/> Apr 2023	Electricity	2312	15.21	32	\$431.45
<input type="checkbox"/> Mar 2023	Electricity	2003	13.42	29	\$378.29
<input type="checkbox"/> Feb 2023	Electricity	2488	12.98	29	\$417.25
<input type="checkbox"/> Jan 2023	Electricity	3232	14.44	33	\$501.95
<input type="checkbox"/> Usage Period	Service Type	Usage (kWh)	Demand	Number of Days	Amount Billed
<input type="checkbox"/> Dec 2022	Electricity	2990	16.07	30	\$489.03

## Usage History

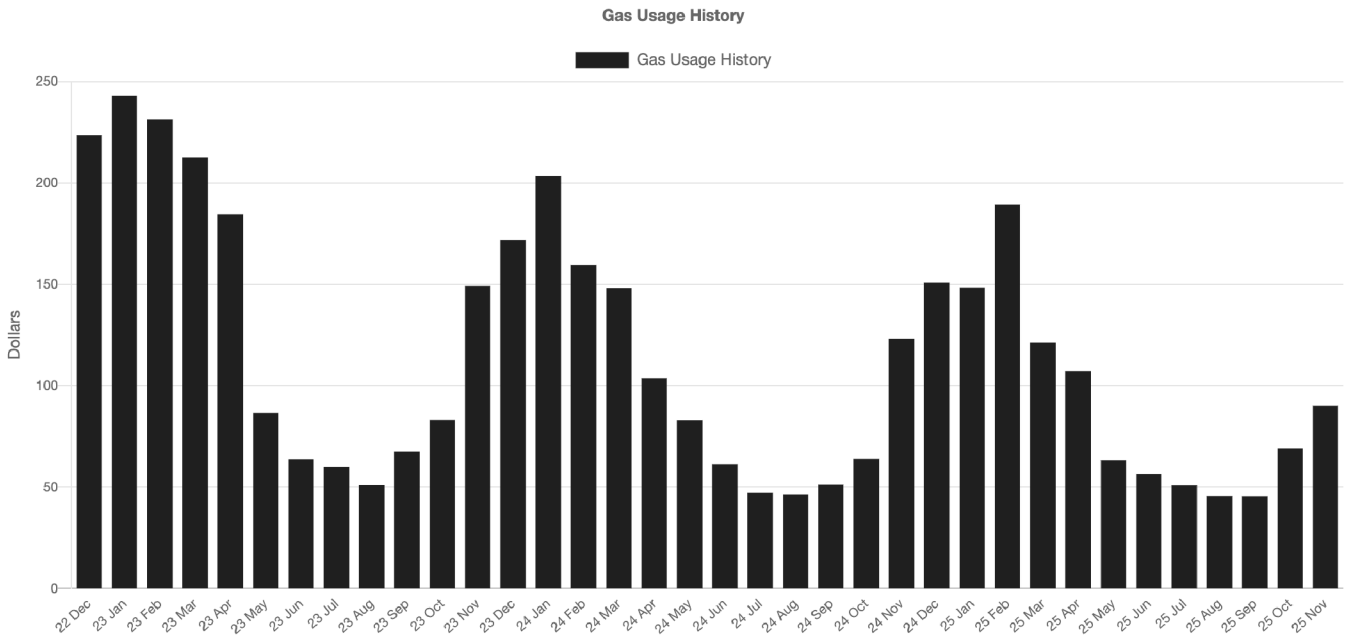
Property address: 600 SOUTH AVE W, MISSOULA, MT, 598018013

Show usage for Gas

View Usage



mm/dd/yyyy - mm/dd/yyyy



Previous Usage ⓘ



<input type="checkbox"/> Usage Period	Service Type	Usage (Therms)	Number of Days	Amount Billed
<input type="checkbox"/> Nov 2025	Gas	97	28	\$90.12
<input type="checkbox"/> Oct 2025	Gas	66	29	\$69.19
<input type="checkbox"/> Sep 2025	Gas	32	30	\$45.6
<input type="checkbox"/> Aug 2025	Gas	31	32	\$45.71
<input type="checkbox"/> Jul 2025	Gas	37	31	\$50.99
<input type="checkbox"/> Jun 2025	Gas	47	31	\$56.38
<input type="checkbox"/> May 2025	Gas	60	30	\$63.13
<input type="checkbox"/> Apr 2025	Gas	125	29	\$107.26
<input type="checkbox"/> Mar 2025	Gas	142	29	\$121.28
<input type="checkbox"/> Feb 2025	Gas	246	32	\$189.18
<input type="checkbox"/> Jan 2025	Gas	188	31	\$148.43
<input type="checkbox"/> Usage Period	Service Type	Usage (Therms)	Number of Days	Amount Billed
<input type="checkbox"/> Dec 2024	Gas	201	32	\$150.76
<input type="checkbox"/> Nov 2024	Gas	165	29	\$123.18
<input type="checkbox"/> Oct 2024	Gas	67	29	\$63.82
<input type="checkbox"/> Sep 2024	Gas	46	32	\$51.3
<input type="checkbox"/> Aug 2024	Gas	37	30	\$46.2
<input type="checkbox"/> Jul 2024	Gas	38	30	\$47.12
<input type="checkbox"/> Jun 2024	Gas	66	32	\$61.4
<input type="checkbox"/> May 2024	Gas	93	30	\$83.02
<input type="checkbox"/> Apr 2024	Gas	120	29	\$103.58
<input type="checkbox"/> Mar 2024	Gas	182	32	\$148.21
<input type="checkbox"/> Feb 2024	Gas	202	30	\$159.45
<input type="checkbox"/> Jan 2024	Gas	262	33	\$203.54
<input type="checkbox"/> Usage Period	Service Type	Usage (Therms)	Number of Days	Amount Billed
<input type="checkbox"/> Dec 2023	Gas	198	29	\$171.95
<input type="checkbox"/> Nov 2023	Gas	168	29	\$149.06
<input type="checkbox"/> Oct 2023	Gas	89	29	\$83.14

Usage Period	Service Type	Usage (Therms)	Number of Days	Amount Billed
<input type="checkbox"/> Sep 2023	Gas	68	33	\$67.58
<input type="checkbox"/> Aug 2023	Gas	48	29	\$51.08
<input type="checkbox"/> Jul 2023	Gas	63	32	\$60.03
<input type="checkbox"/> Jun 2023	Gas	71	31	\$63.62
<input type="checkbox"/> May 2023	Gas	92	29	\$86.44
<input type="checkbox"/> Apr 2023	Gas	195	32	\$184.52
<input type="checkbox"/> Mar 2023	Gas	211	29	\$212.39
<input type="checkbox"/> Feb 2023	Gas	218	29	\$231.28
<input type="checkbox"/> Jan 2023	Gas	228	33	\$243.09
Usage Period	Service Type	Usage (Therms)	Number of Days	Amount Billed
<input type="checkbox"/> Dec 2022	Gas	216	30	\$223.5

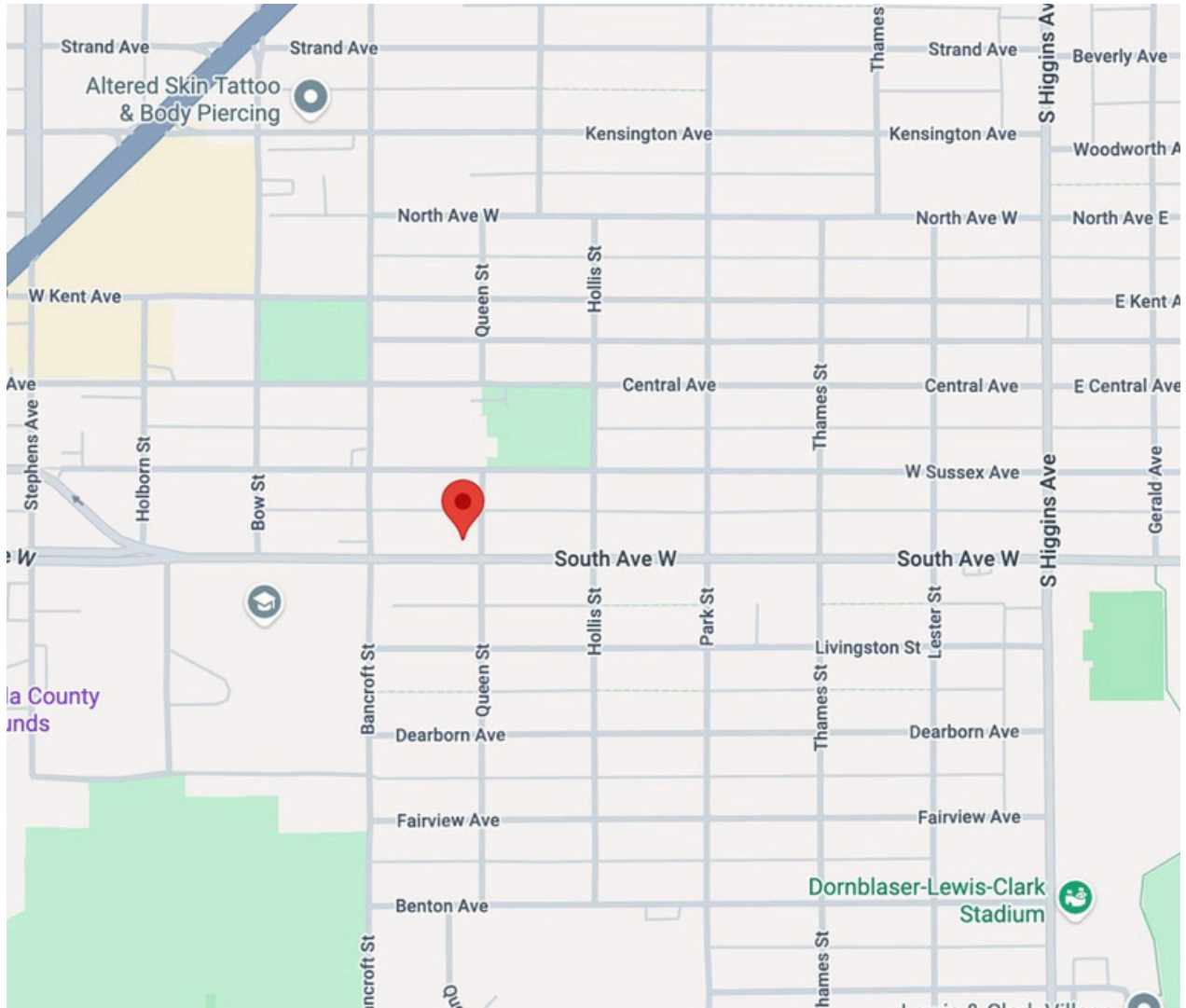
# Maps



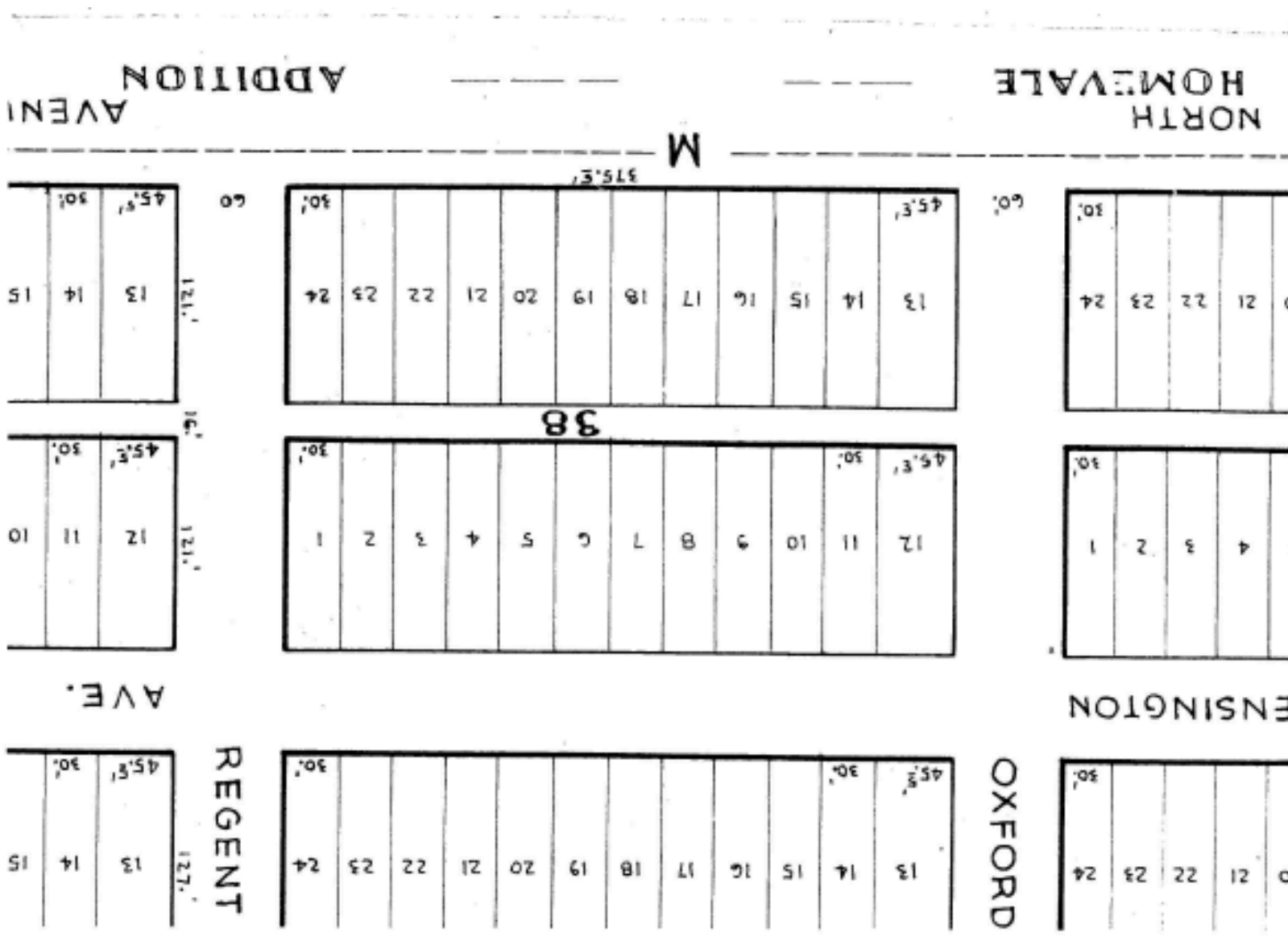
# Maps



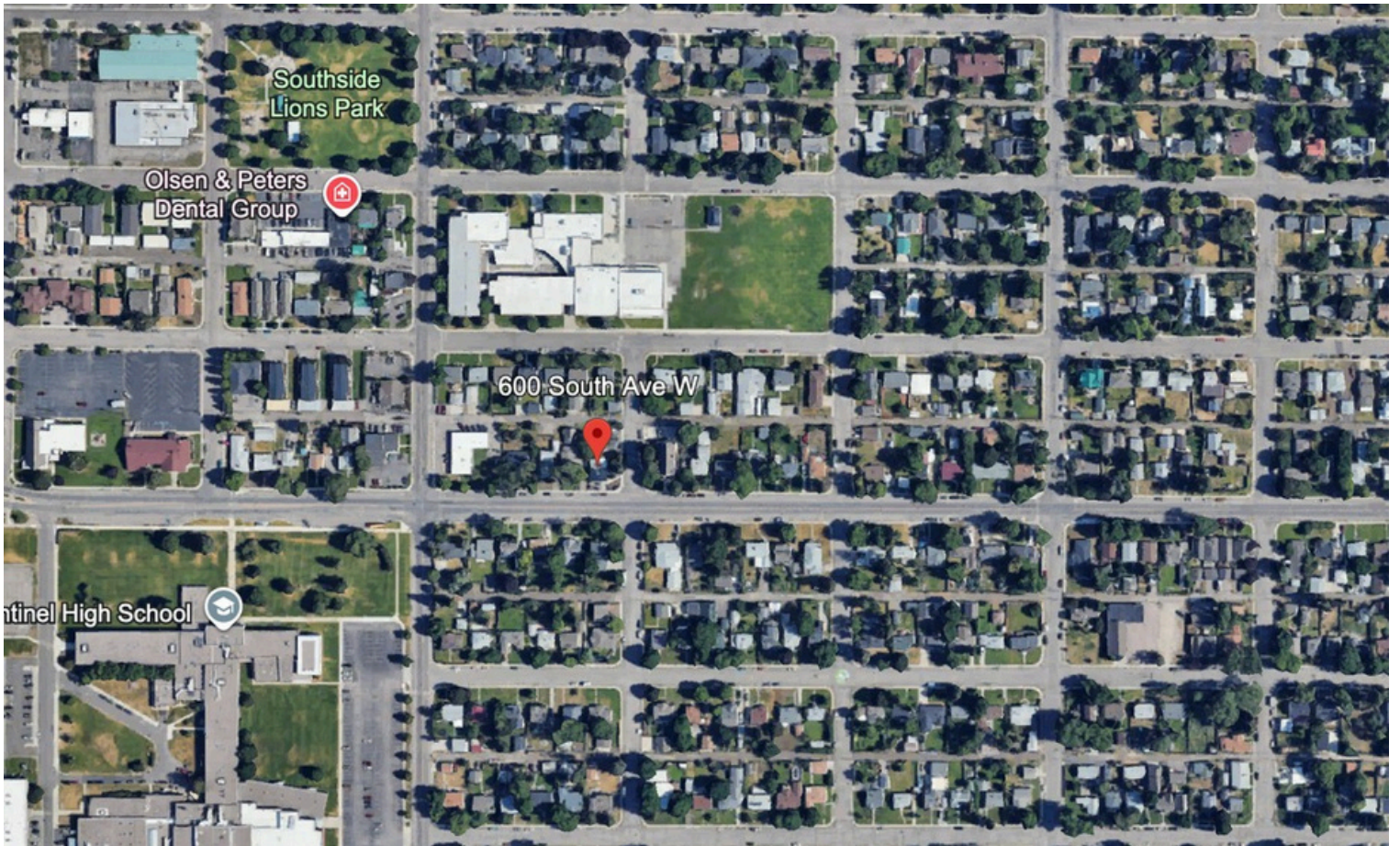
Traffic Count: AADT 4,875



# Maps



# Maps



# Zoning



# Proposed Zoning



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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](mailto:zoningdesk@ci.missoula.mt.us)

435 Ryman St, Missoula, MT 59802

**Office Hours: 10am - 2pm, Monday - Friday**

# 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
- 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
- BK Drop-in hand sink with side splashes & Faucet- \$100
- Black 3-teir display case- \$220

### Back of House:

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

# Market Overview



# Community 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



City of Missoula Population(2023) ~ 77,757



Median Home Price (2025) ~ \$550,000



Median Household Income (2023) : \$72,882



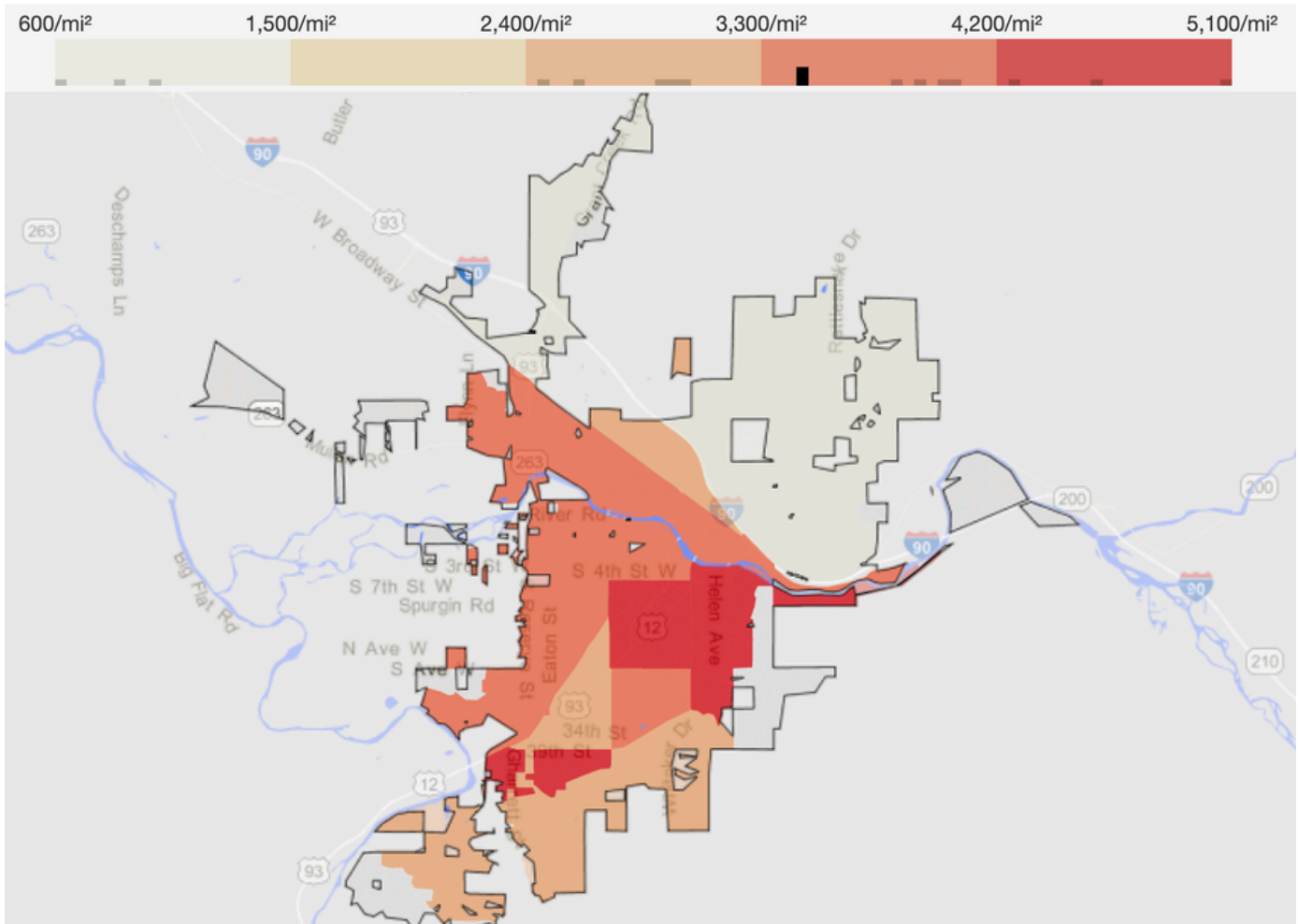
Largest Public Employer: University of Montana



Number of Businesses: 5,865

Source: Five Valley's Housing Report  
<https://www.missoularealestate.com/sales-data/>

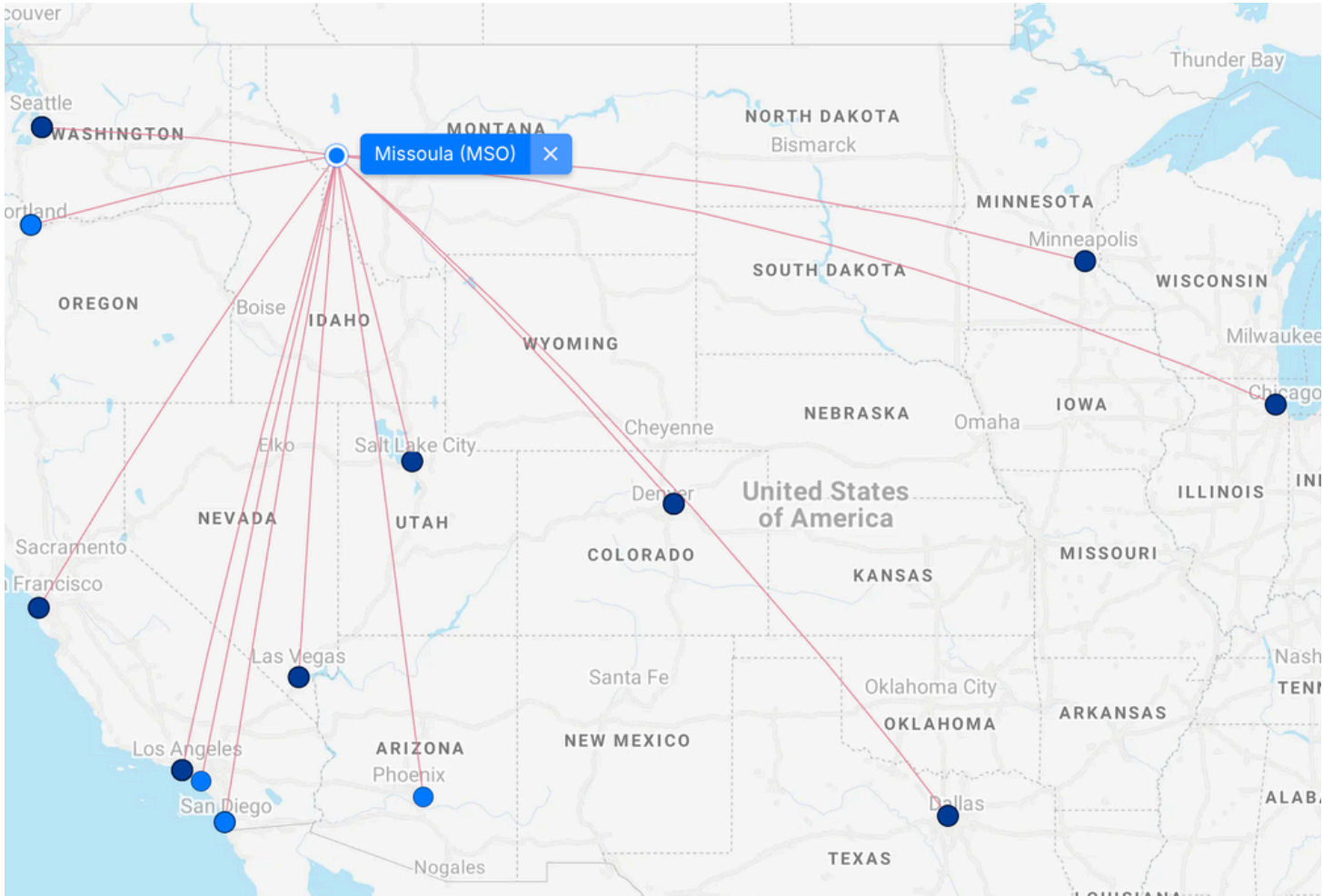
# Population Density



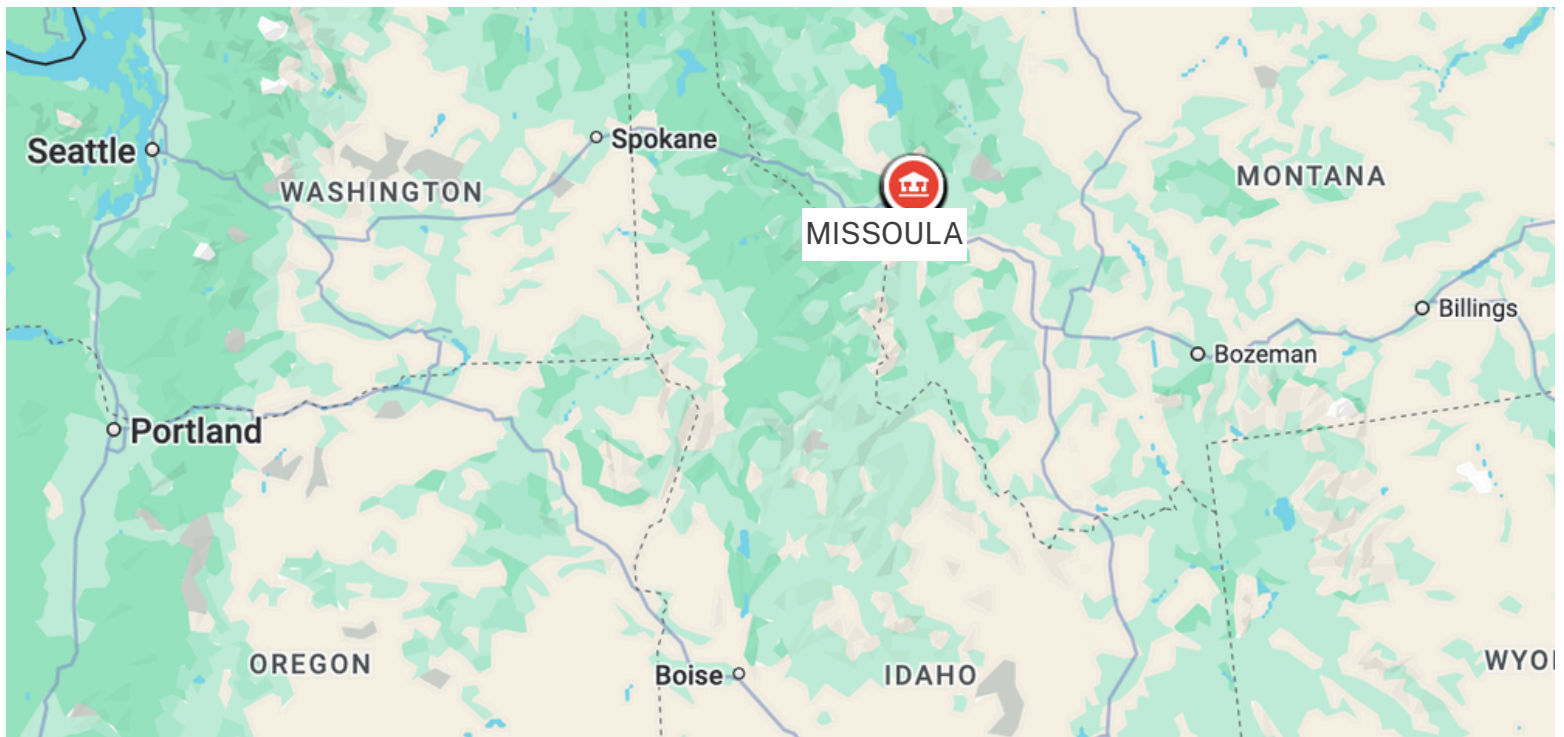
Source: Statistical Atlas

<https://www.missoularcalstate.com/sales-data/>

# Missoula Airport Direct Flights



# Nearby Cities



# Top Private Employers



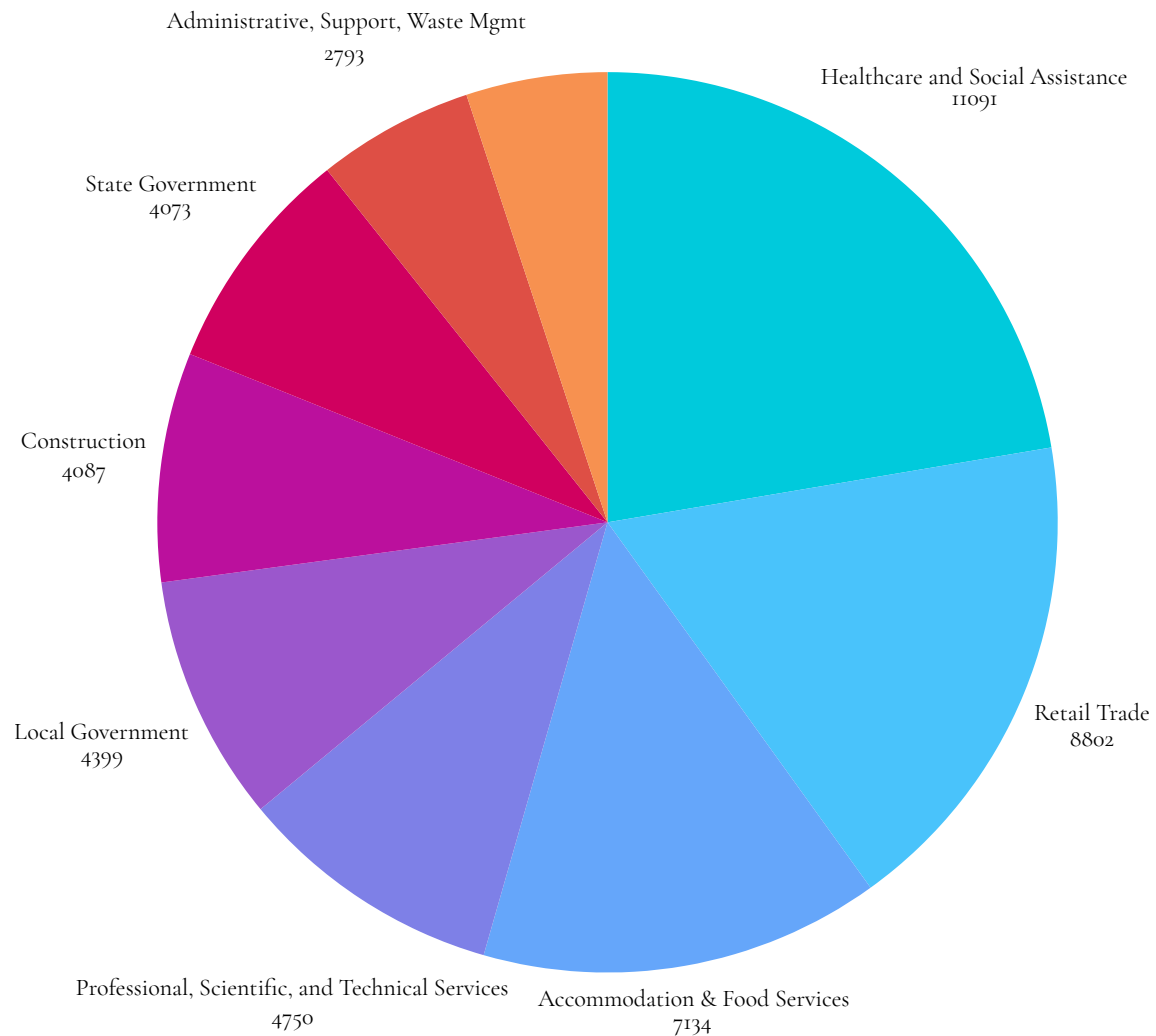
<b>St. Patrick Hospital</b>	<b>1,000 + employees</b>
<b>Community Hospital</b>	<b>500-999 employees</b>
<b>Walmart</b>	<b>500-999 employees</b>
<b>Albertsons</b>	<b>250-499 employees</b>
<b>Allegiance Benefit Plan Mgmt</b>	<b>250-499 employees</b>
<b>Costco</b>	<b>250-499 employees</b>
<b>Good Food Store</b>	<b>250-499 employees</b>
<b>Missoula Bone &amp; Joint LLC</b>	<b>250-499 employees</b>
<b>Montana Health Solutions</b>	<b>250-499 employees</b>
<b>Opportunity Resources Inc.</b>	<b>250-499 employees</b>
<b>Town Pump Inc.</b>	<b>250-499 employees</b>

# Largest Employment Industries



<b>Industry:</b>	<b>Number of Payroll Jobs:</b>
<b>Health Care and Social Assistance</b>	<b>11,091</b>
<b>Retail Trade</b>	<b>8,802</b>
<b>Accommodation &amp; Food Services</b>	<b>7,134</b>
<b>Professional, Scientific, and Technical Services</b>	<b>4,750</b>
<b>Local Government</b>	<b>4,399</b>
<b>Construction</b>	<b>4,087</b>
<b>State Government</b>	<b>4,073</b>
<b>Administrative, Support, Waste Mgmt</b>	<b>2,793</b>
<b>Manufacturing</b>	<b>2,519</b>

# Largest Employment Industries



Source: Montana Department of Labor and Industry  
(<https://dli.mt.gov/resources/labor-market-information>)