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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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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.

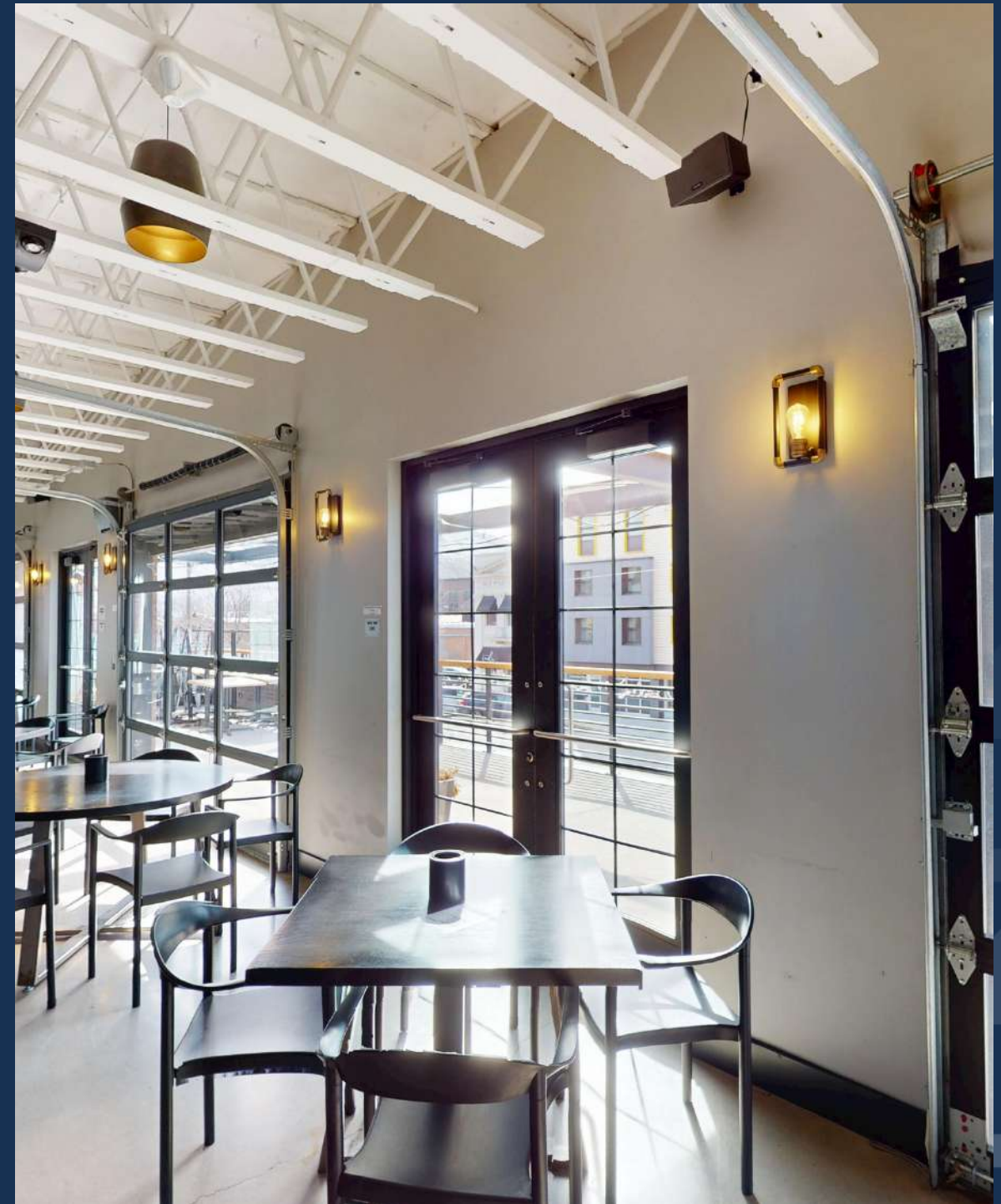
For Lease:

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

[!\[\]\(5361750c22c4e047a52f4eac1ec2d4cc_img.jpg\) Link to Listing](#)[!\[\]\(870f5d5e9c0d57485634be3ecf52f3ca_img.jpg\) Street View](#)[!\[\]\(4fe57c3593bf1b21d272ae7ac8dfaf77_img.jpg\) Video](#)[!\[\]\(0d5ec72f61334709c3fc9450209b754f_img.jpg\) 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	\$4,900,000
Property Type	Restaurant Retail
Total Acreage	Acreage: ±0.27 (±11,761 SF)
Building Size	±10,370 SF

210 Pattee Street

\$4,900,000 | \$28.00/SF NNN

Building SF	±10,370 SF
Geocode	04-2200-22-2-25-01-0000
Year Built	2018
Zoning	D-C (Downtown Core) 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)



Property Details



Boundary lines are approximate



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

Opportunity Highlights

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 under a clear sky. A semi-transparent dark blue rectangle is overlaid in the center of the image, containing the word "LOCATION" in white capital letters.

LOCATION



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Image Courtesy of Google Earth



Locator Map



Walk Score
94

Walker's Paradise

Daily errands do not require a car.

Transit Score
55

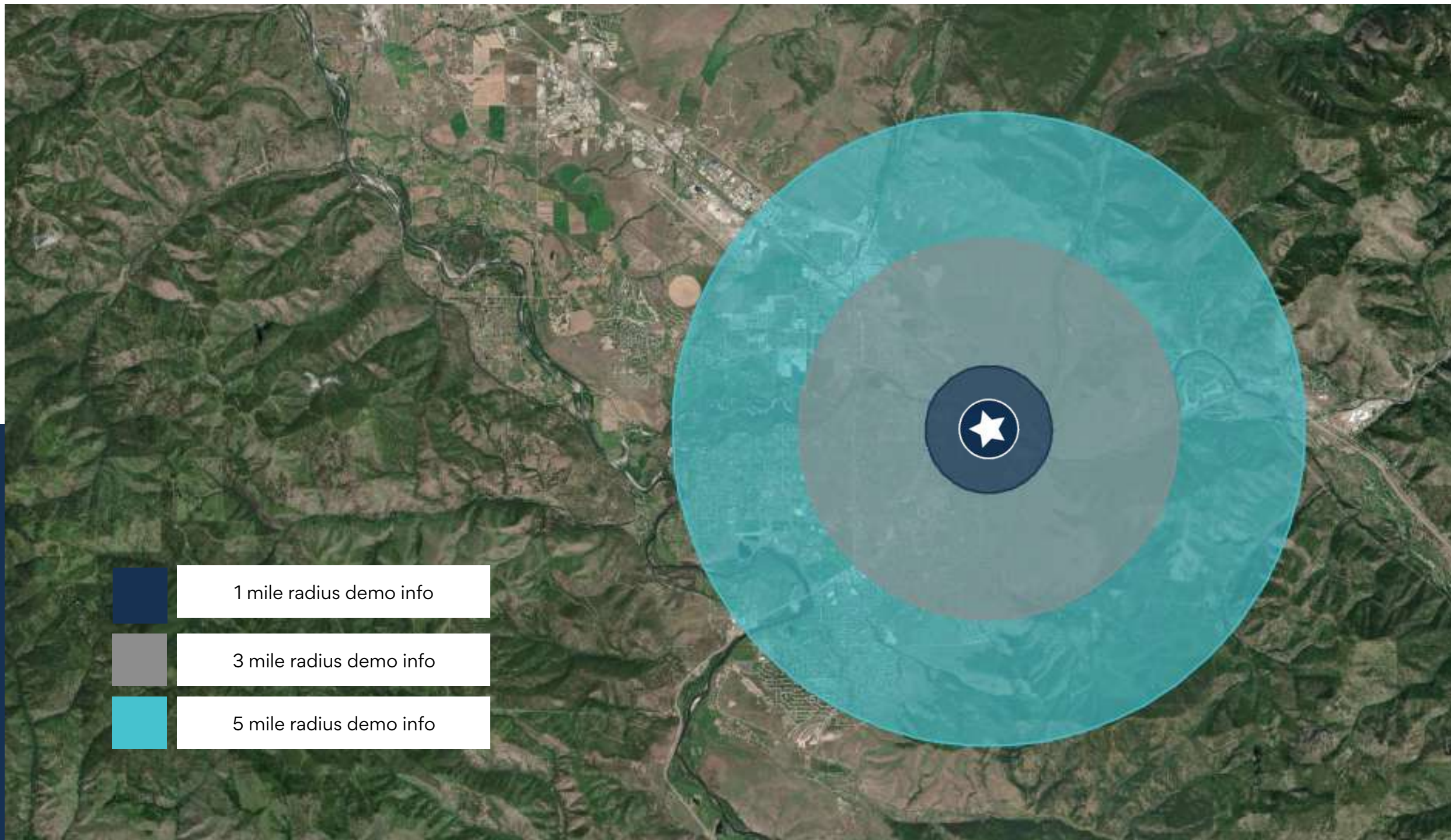
Good Transit

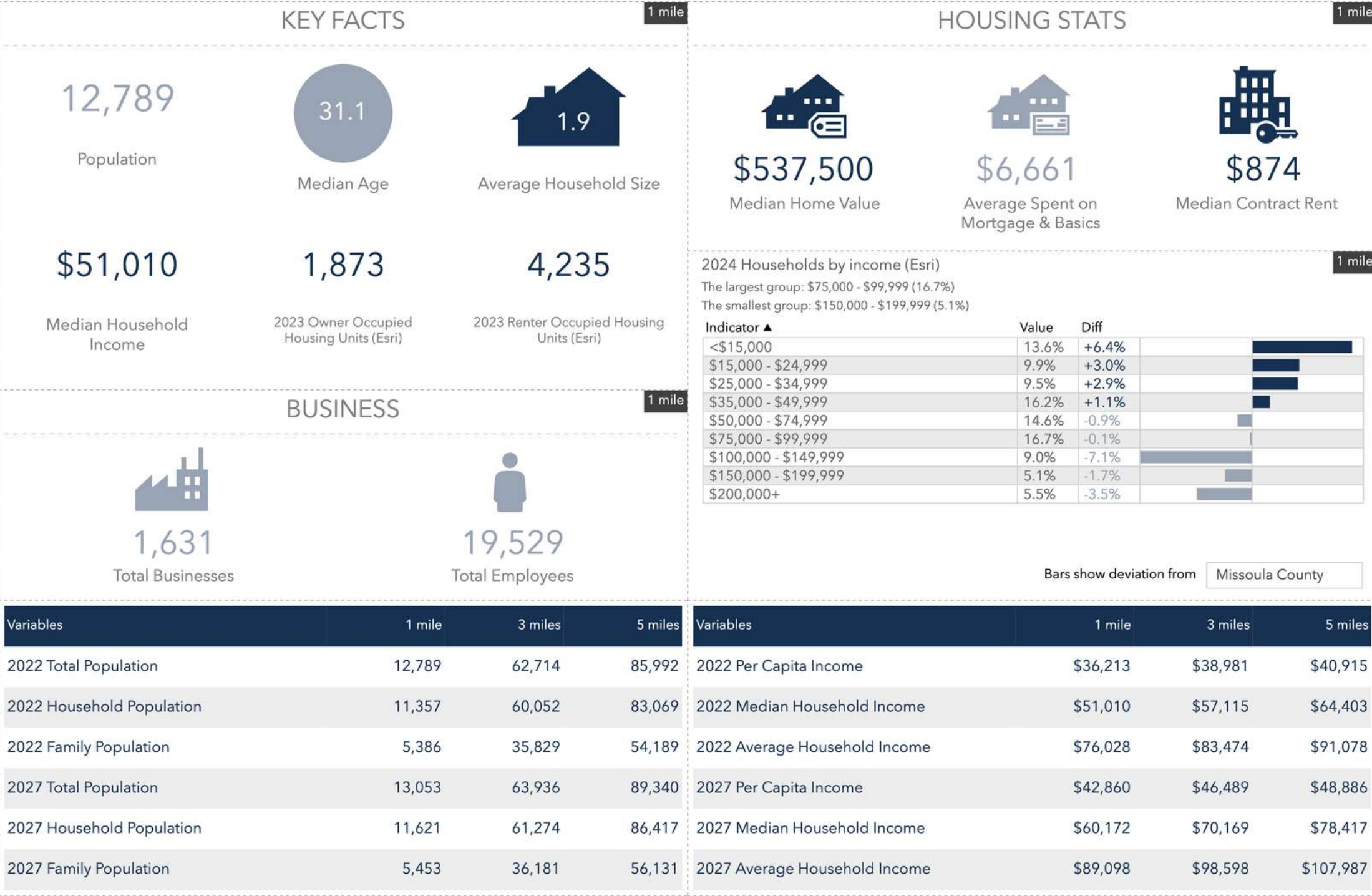
Many nearby public transportation options.

Bike Score
100

Biker's Paradise

Daily errands can be accomplished on a bike.





PROPERTY DETAILS

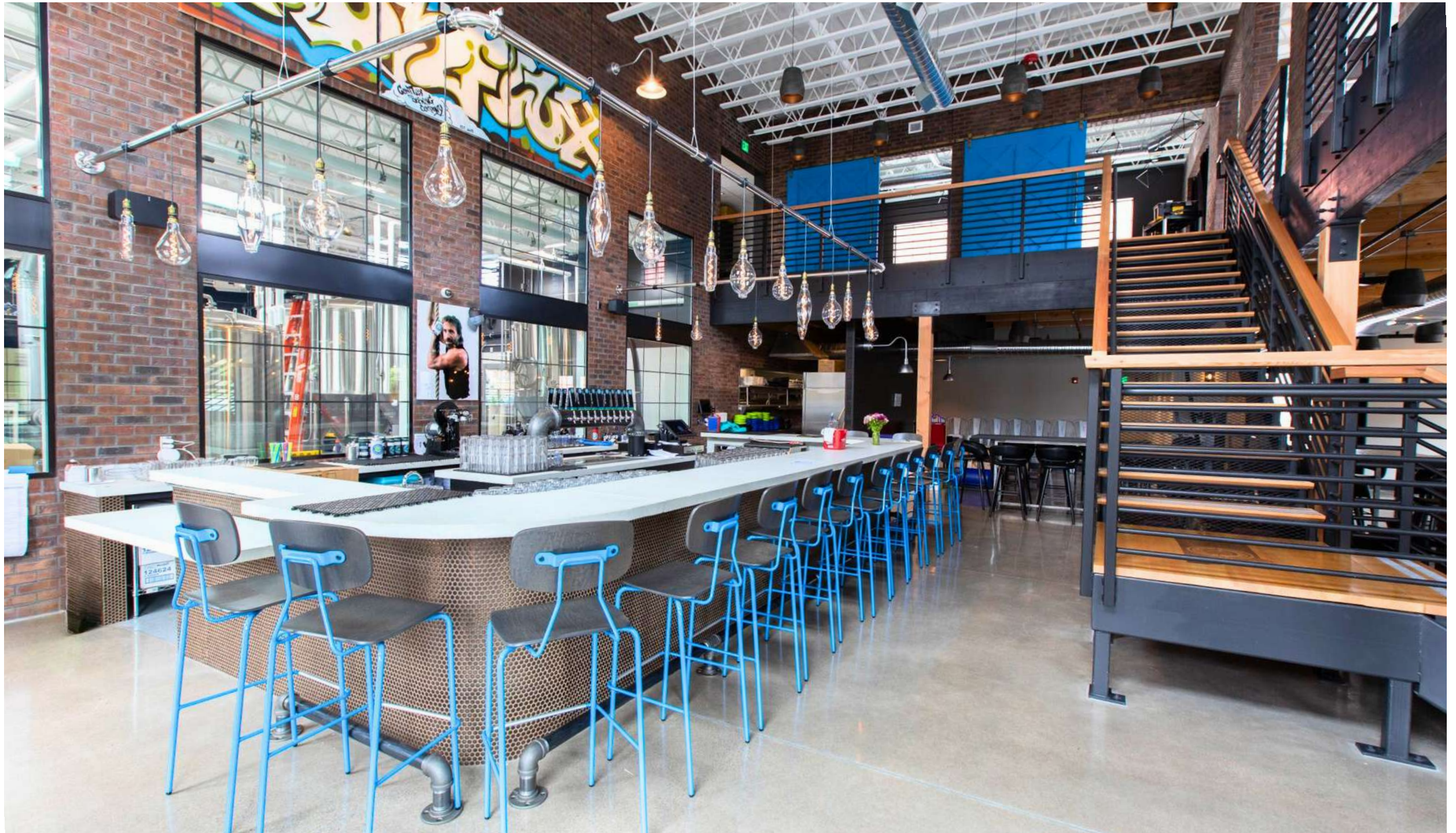


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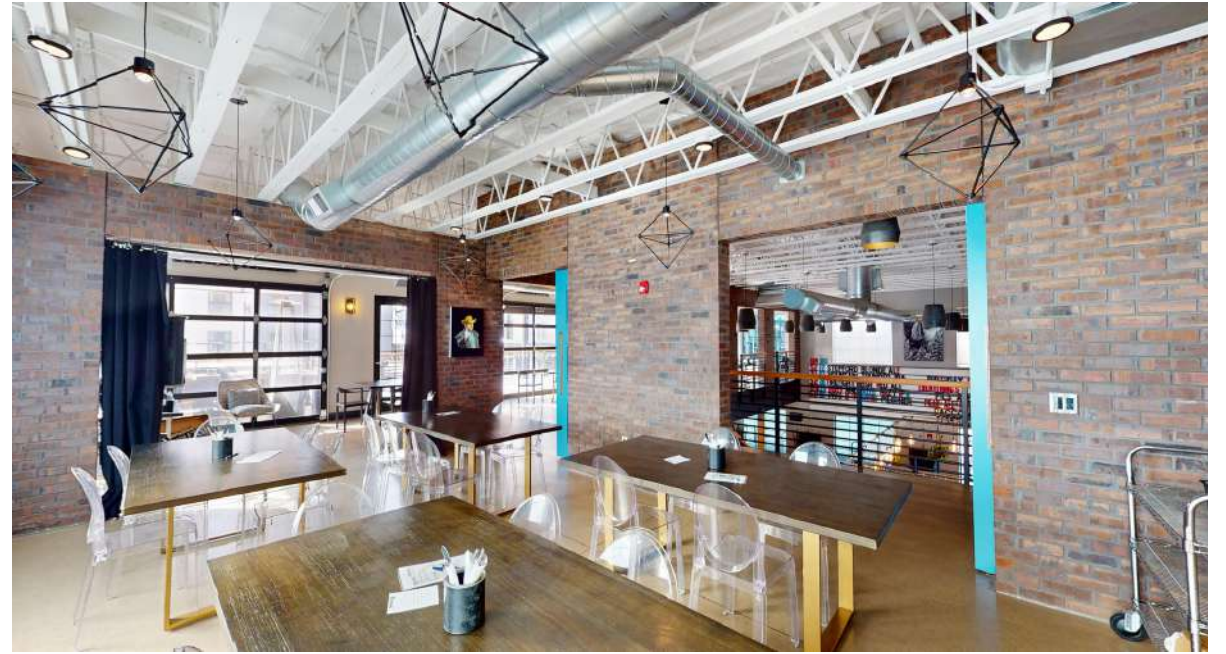


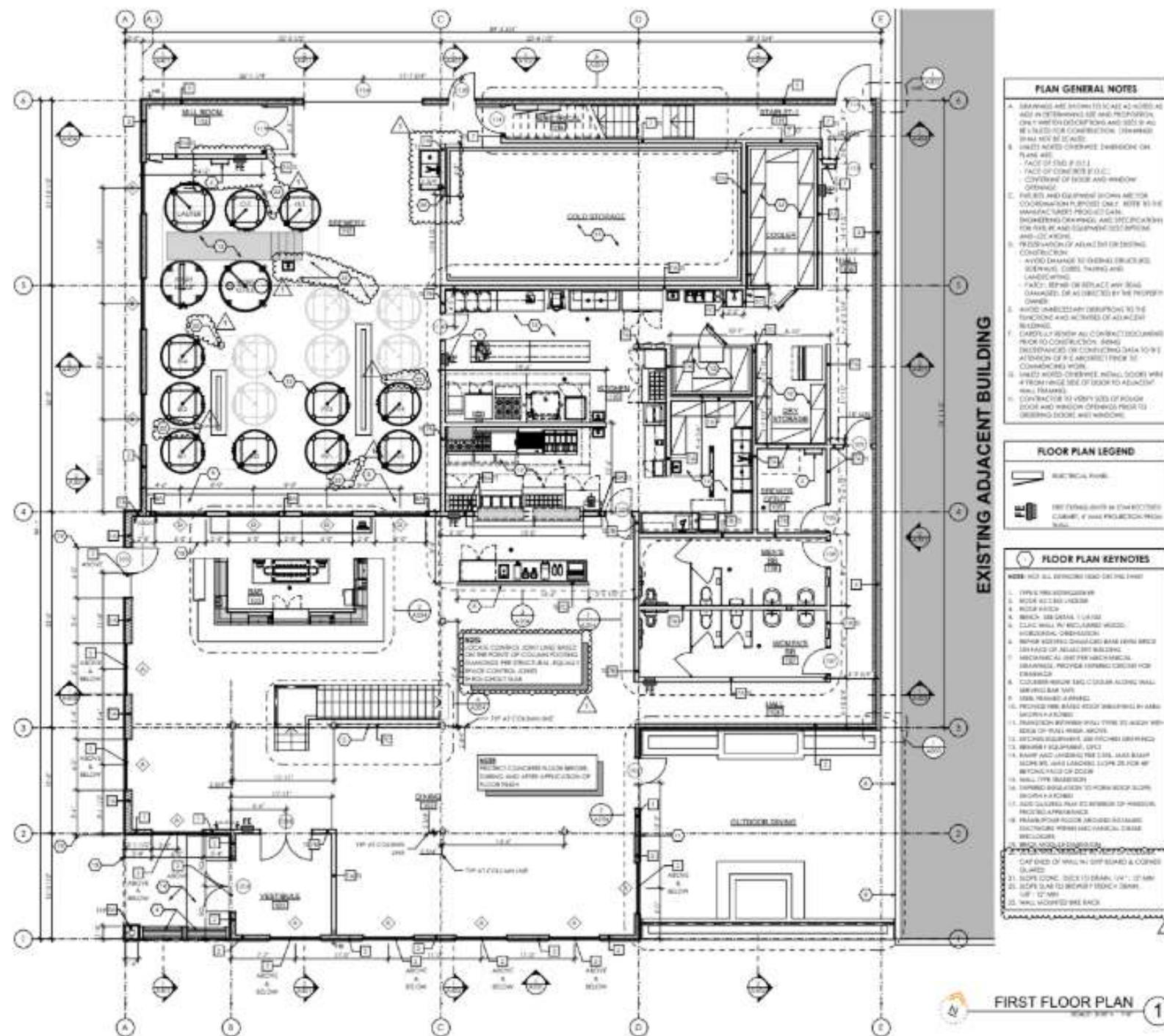
Boundary lines are approximate













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John E. Chaudhry

Issued August 15, 2014
Exp. Date 08/15/17
No. 10000

FIRST FLOOR PLAN

CONSTRUCTION DOCUMENT SET

PROPOSED BREWERY & RESTAURANT
2001 E. MAIN ST. SUITE 1
NASHUA, NH 03040

PROJECT: 14001
DATE: 02/10/2014
Current Revision:
A201: 02/10/2014

A201



Owner: CONFLUX PROPERTIES LLC

T22 Zoning: **D-C**

New Overlay: **No Overlay Found**

Street Typologies Near: Neighborhood Mixed Use, Community Mixed Use

Place Type: Downtown

T20 Zoning: CBD-4

T20 Overlay: Design Excellence - Downtown - Inner Core



[Zoning Documents](#)



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. A semi-transparent blue banner is overlaid across the center of the image, containing the text "MARKET OVERVIEW" in white, bold, sans-serif capital letters.

MARKET OVERVIEW



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Missoula Air Service

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

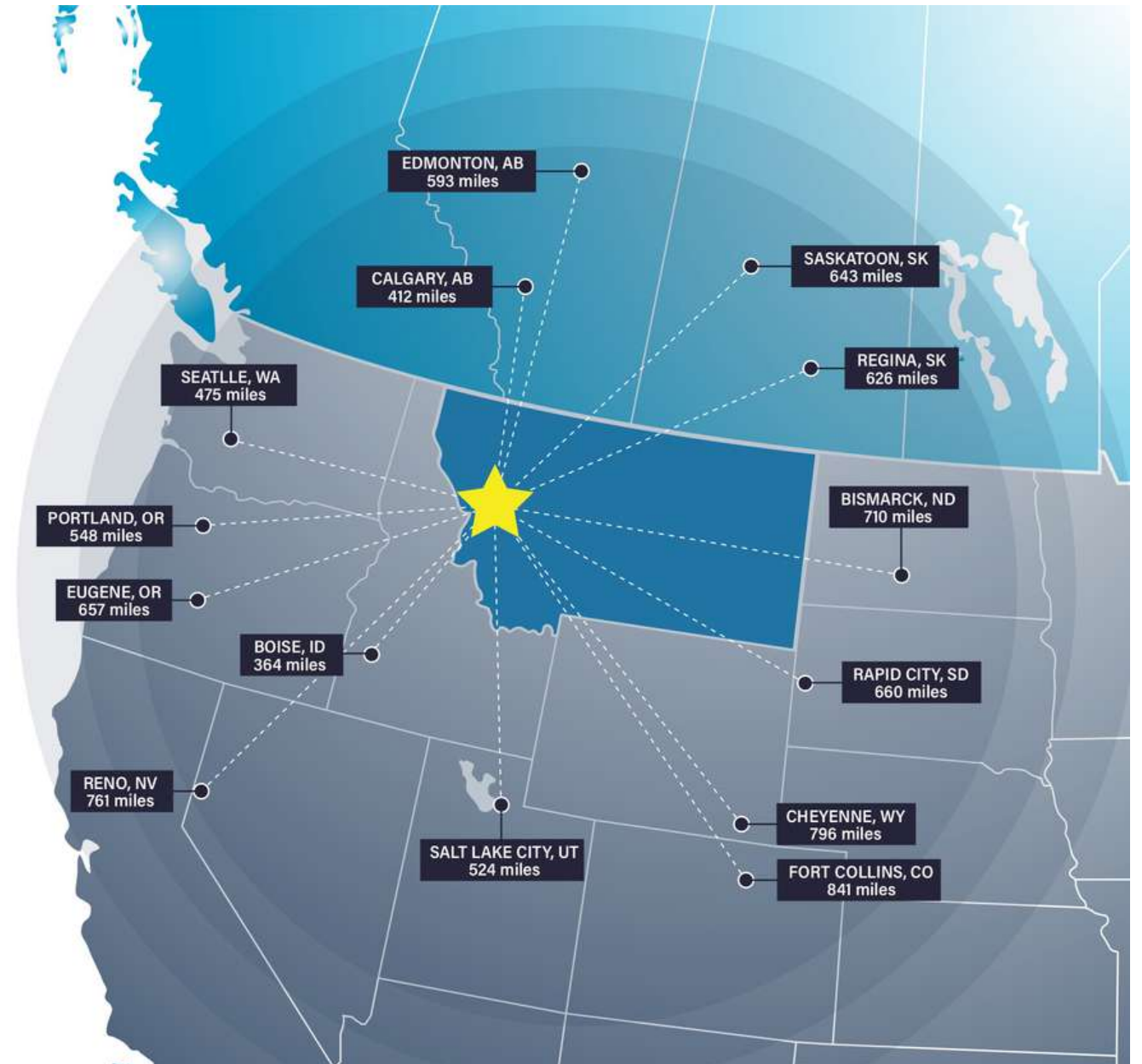


Missoula Access

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.



Access Across the Northwest

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



ACCOLADES

#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

PEOPLE

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.

Disclaimer & Limiting Conditions

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Limiting Conditions Study outcomes are based on our analysis of the information available to us from our research as of the date of report creation. As such, we assume the client has offered correct and reliable information. Further, we assume the client has informed us about any issues that would affect project feasibility. The study is based on current and expected trends of the economy and real estate market. However, economic conditions change, as do real estate markets. As such, we insist that clients continuously track the economy and real estate market. We strongly encourage clients to revisit findings from the study continuously and to revisit key project assumptions periodically to ensure they are still justified. Given the changing market conditions and potential for shifting consumer preferences, projected and actual results will likely differ. Market conditions and projections frequently are different than expected. We do not express any form of assurance on the achievability of any pricing or absorption estimates of reasonableness of the underlying assumptions. The study assumes "normal" real estate market conditions and not conditions of an "up" or "down" market. Economic, employment, population & household growth and consumer confidence are assumed to occur more or less in accordance with current expectations. There are no assurances about the ability to secure needed project entitlements; in the cost of development or construction; in tax laws that favor or disfavor real estate markets; or in the availability and/or cost of capital and mortgage financing for real estate developers, owners and buyers. If any major change in market conditions occurs, this study analysis should be updated, with the conclusions and recommendations summarized herein reviewed and reevaluated. We have no responsibility to update our analysis for events and circumstances occurring after the date of our report. Clients are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this development.