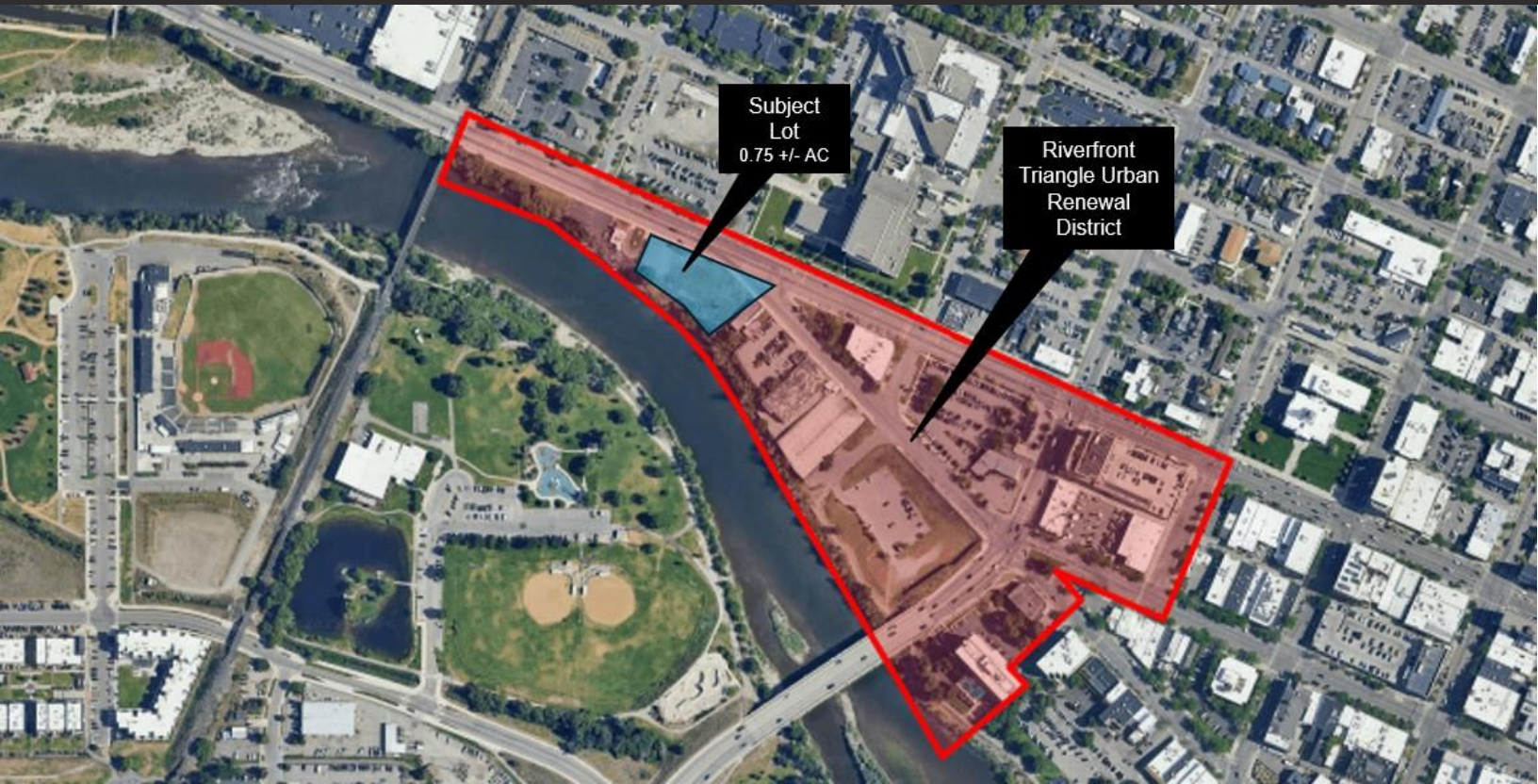


.75 AC OF PRIME COMMERCIAL LAND IN DOWNTOWN MISSOULA

DIRECTLY ON CLARK FORK RIVER

601 W BROADWAY ST MISSOULA, MT 59802

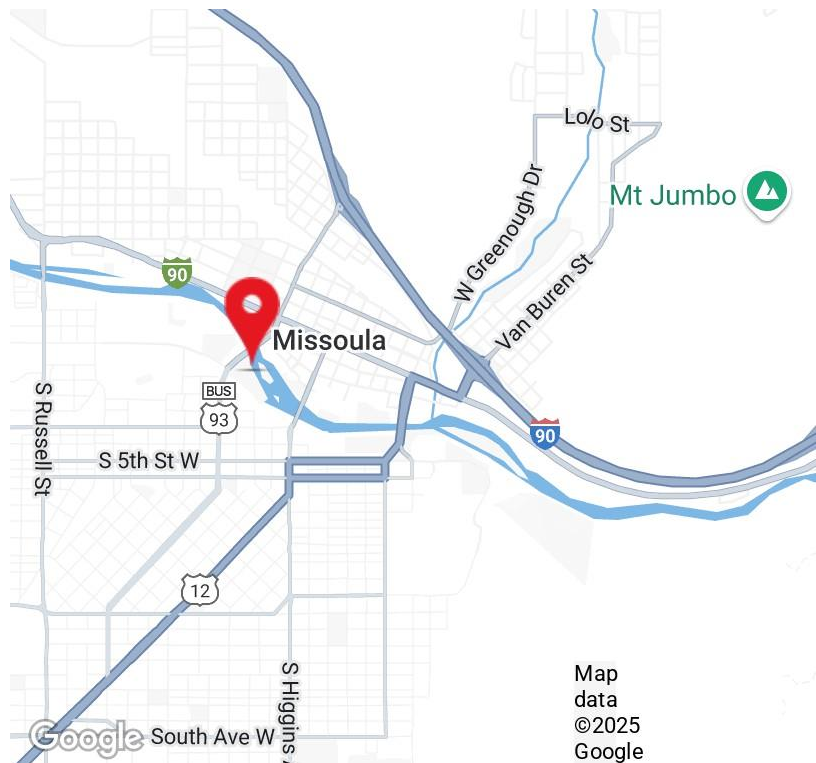
FOR SALE



SALE PRICE **\$1,900,000**

PROPERTY HIGHLIGHTS

- 0.75 +/- AC Lot of Prime Commercial Land For Sale
- One of the Last Remaining Developable Lots in Downtown Missoula - Incredible Mountain Views
- Ideally Situated on the Clark Fork River - Directly Across from Providence St. Patrick Hospital
- Zoned CBD-4 | Central Business District - Allows for Multiple Commercial Uses - Multi-Family, Mixed-Use, Office, or Hospitality | Up to 125' Height
- Connected by a Walking/Biking Trail to University of Montana and Beyond into National Forest
- Right-of-Way Street Vacation Includes Agreement to Grant Public Utility and Riverfront Trail Access Easements
- Regional Development Includes Plans for an Event Center & Hotel on Adjacent City-Owned Waterfront Parcel (Currently Surface Parking)
- [Tax Increment Financing](#) Available for Utility, Infrastructure, and Other Improvements
- Possible Seller Financing Available to Qualified Buyers
- Engineered Site Map, Professional GeoTechnical Report, Phase II Environmental Site Assessment, and Redevelopment Agreements Available Upon Request
- Just 10 Minutes to Missoula International Airport
- Buyer to Verify All Details



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FOR SALE

AERIAL



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FOR SALE

DEVELOPER VISION FOR PROPERTY



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ADDITIONAL PHOTOS



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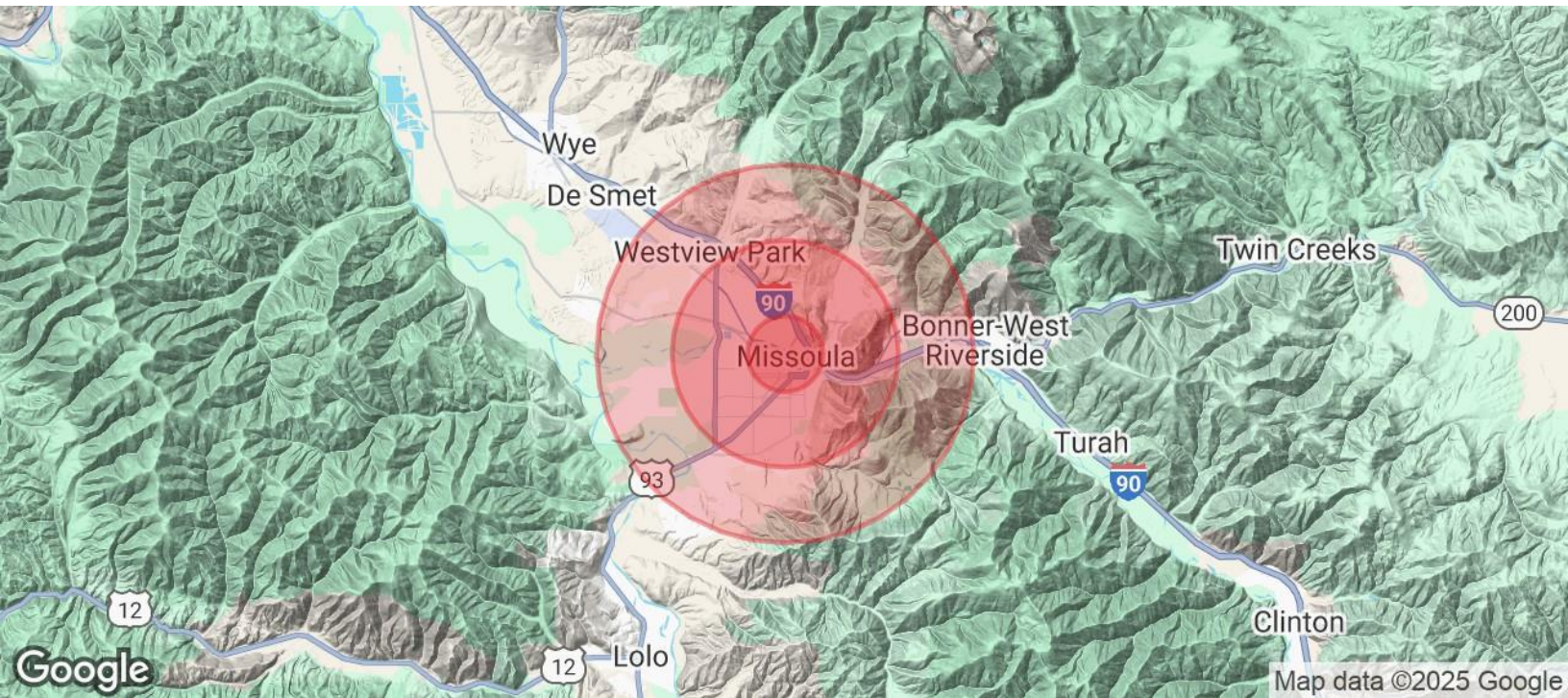
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FOR SALE

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,345	62,127	86,005
Average Age	38	39	40
Average Age (Male)	38	38	39
Average Age (Female)	38	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,361	28,936	38,466
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$73,772	\$92,938	\$103,326
Average House Value	\$490,986	\$480,679	\$487,266

Demographics data derived from [AlphaMap](#)

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