

COMMERCIAL LAND FOR SALE | BUILD TO SUIT OPTION

2010 S 3RD ST. WEST MISSOULA, MONTANA



SterlingCRE
ADVISORS



BOUNDARIES ARE APPROXIMATE

CONTACT

Matt Mellott, SIOR/CCIM | 406-203-3950 | Matt@SterlingCREadvisors.com

2010 S 3RD ST. WEST



In Missoula, Montana, 2010 South 3rd St. West is a ± 2.5 acre parcel located centrally. Flexible zoning, a convenient location, and easy access make this a fantastic location for mixed-use development. It is also ideal for a medical facility, with easy proximity to both Providence St. Patrick Hospital and Community Medical Center. There is opportunity for a build-to-suit option.

A mixed-use plan has been developed for the site. This plan conveys with the sale of the property. See pages 4 & 5 for renderings and site plan. The buyer is not obligated to develop the proposed plan.

Note that the owner is in the process of boundary line relocation for the site; inquire for timeline.

ADDRESS: 2010 S 3rd St. West
Missoula, MT

PRICE: \$3,150,000

**TOTAL
ACREAGE:** ±2.5 Acres

ZONING: C1-4

GEOCODE: 04-2200-20-3-29-07-0000
04-2200-20-3-29-09-7000

NOTES: The property is subject to a
shared parking agreement
with the neighboring church
for Sunday mornings



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A D V I S O R S



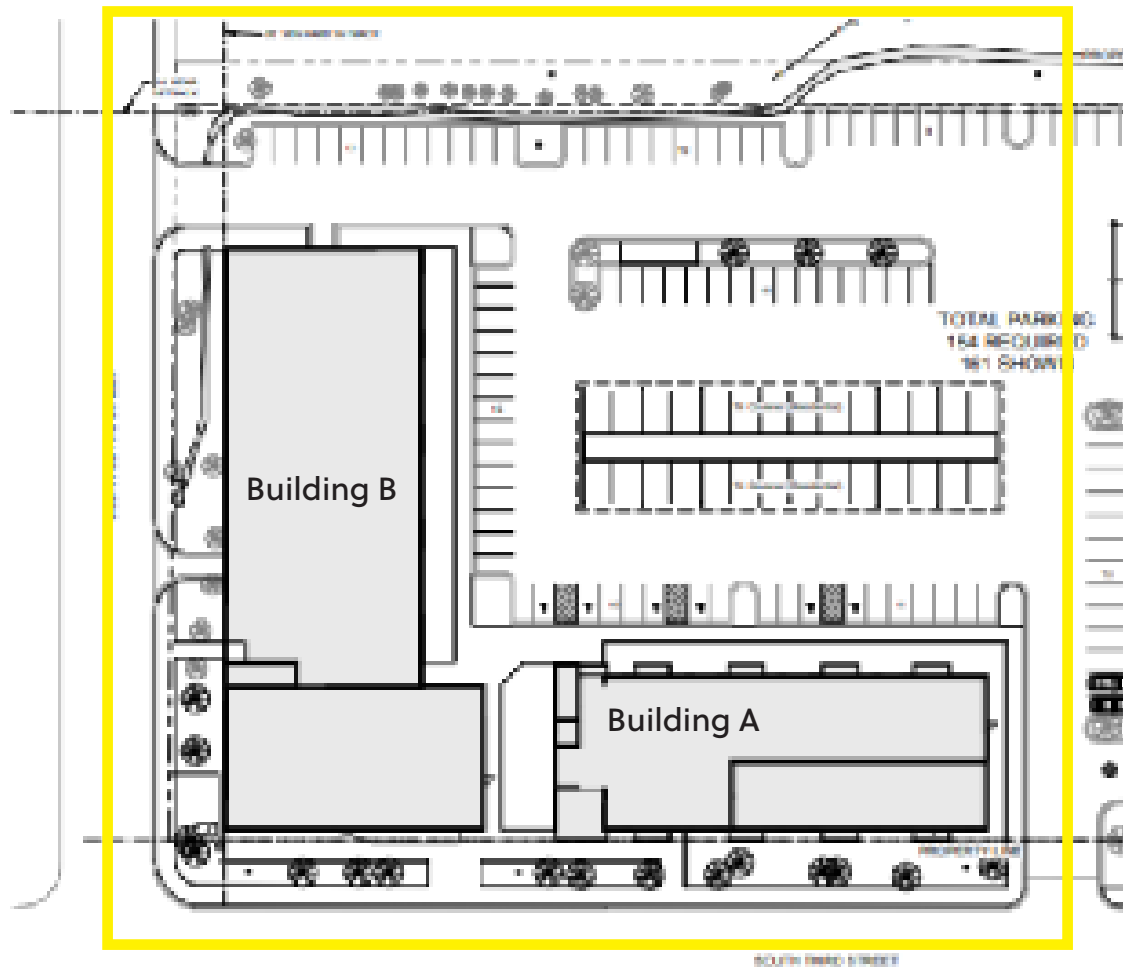
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PROPOSED SITE PLAN



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Proposed plan includes two mixed-use buildings

Building A:

- 9,147 SF ground floor commercial
- 20 residential units

Building B:

- Covered parking
- 5,426 SF ground floor commercial
- 5,381 SF second story commercial
- 15 residential units

See full site plan package under listing materials

Site plan conveys with purchase; buyer is not obligated to develop the proposed plan.

RENDERINGS



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MSO
AIRPORT
10 MINUTES

Providence
7 MINUTES

DOWNTOWN
MISSOULA
7 MINUTES

UNIVERSITY
OF MONTANA
6 MINUTES

COMMUNITY
MEDICAL CENTER
6 MINUTES

2010 S 3RD ST W



CENTRALLY LOCATED



Rose
SterlingCRE
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Welcome to Missoula

Growth springs eternal in Montana, Missoula. The city features an attractive business climate, a regional hub of medical services, and unparalleled outdoor access. Known as "The Garden City," Missoula tops national best-of lists for entrepreneurship, arts, quality of life, and athletic events.

At the heart of this bustling city sits 2010 S 3rd St. West, within easy access of everything Missoula has to offer. The site would be ideal for residential use and is just steps away from local favorite The Good Food Store.

The site has easy access to downtown, the University of Montana, and the Southgate Mall. Commercial uses will also thrive in this high visibility location, ideal for retail and professional services.

City On The Rise

Keen on outdoor opportunities, Missoula's quickly growing population is kinetic and industrious. The city is home to Olympians, recording artists, YouTube stars, renowned scientists, and Nobel Peace Prize winners. Driven by employment gains and millions in tourism dollars, Missoula's business community has steadily expanded. Bioscience, technology, and nationally recognized entertainment operations thrive across the city.

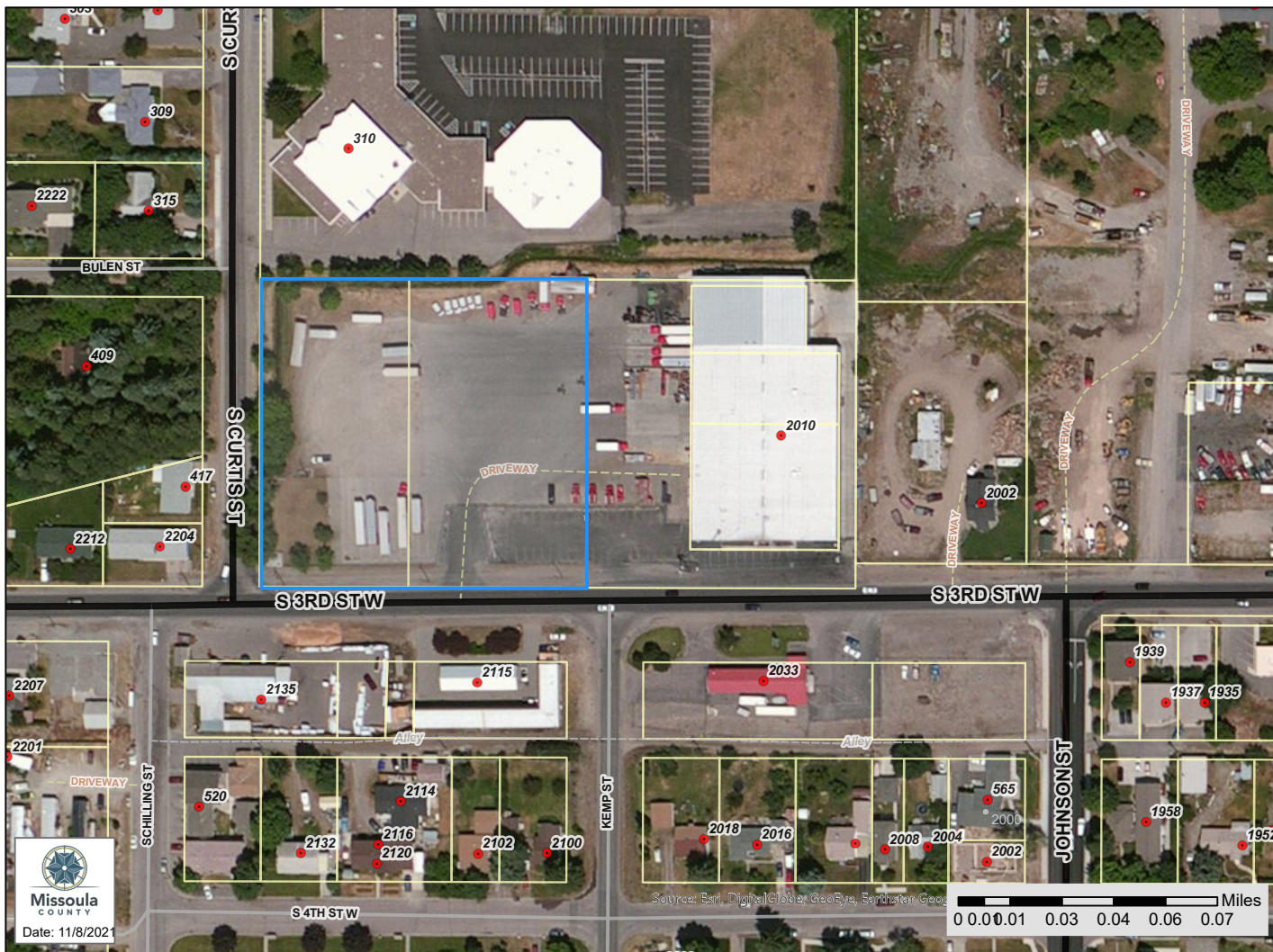
INVEST IN MISSOULA



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