



SterlingCRE
ADVISORS

Build-Ready Infill Parcel in Central Missoula

1945 Idaho Street
Missoula, Montana
±0.41 acres | Commercial Land

Exclusively listed by:
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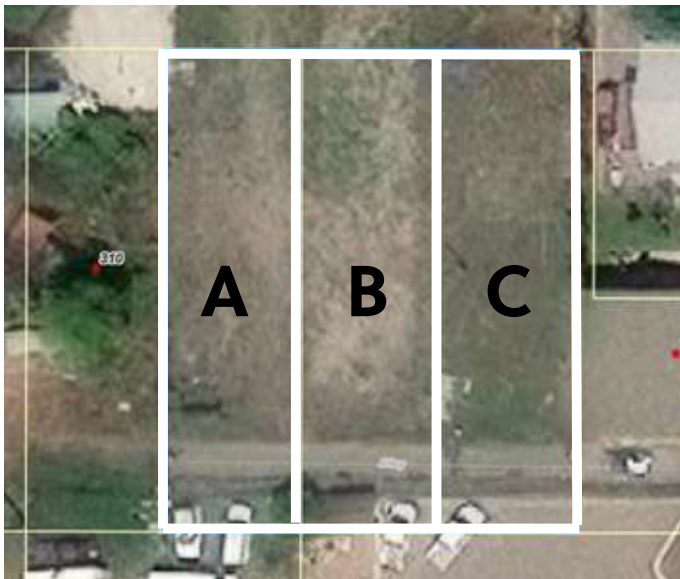
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Opportunity Overview

SterlingCRE Advisors is pleased to offer 1945 Idaho Street in Missoula, Montana—an infill development site totaling approximately 0.41 acres across three city lots. Zoned RM2.7, the property allows for up to 6–7 residential units, making it ideal for a small-scale townhome project. All city services, including water and sewer, are available on-site, reducing infrastructure costs for developers.

Centrally located and supported by Missoula’s growing population and persistent housing demand, the site presents a rare opportunity to build for-sale housing in the center of town. The property’s zoning, size, and accessibility make it well-suited for builders targeting attainable housing.

The upcoming 2045 Missoula Land Use Plan may allow for additional units through zoning updates, presenting future upside potential. With solid market comparables and strong demand for infill housing, 1945 Idaho Street stands out as a well-positioned site for new residential development in one of Montana’s fastest-growing cities.



Asking Price: \$599,000

Address	1945 Idaho Street
Asset Type	Land
Square Footage (per CAMA)	3 City Lots Lot A: 0.138 Acres Lot B: 0.138 Acres Lot C: 0.138 Acres Total Acres: ±0.41 Total SF: ±18,034
Total Acreage	±0.41 acres

Interactive Links

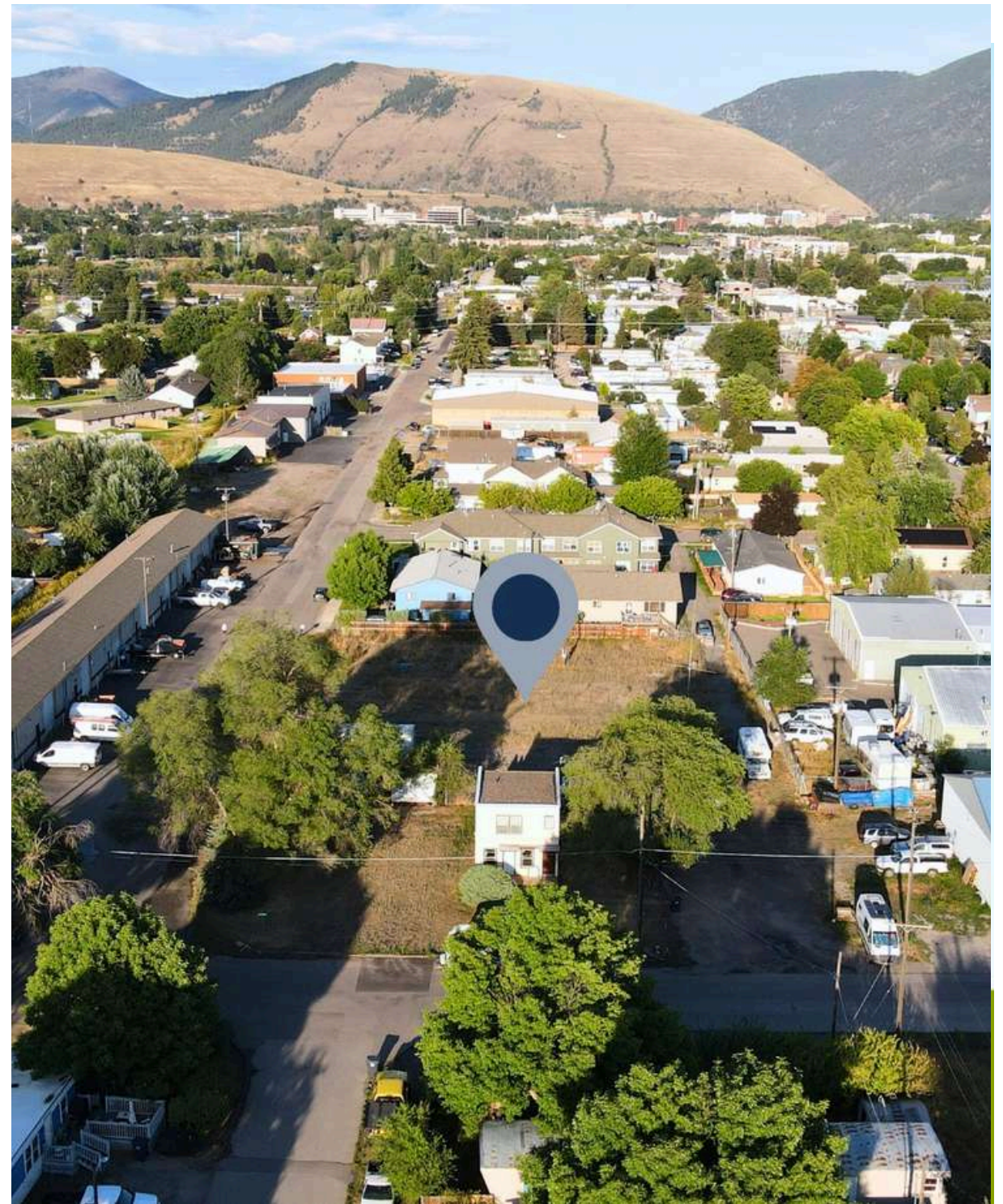


[Link to Listing](#)



[Street View](#)

Note: If there are issues with video launch, you may need to update your PDF software or use the links above



Interactive Links

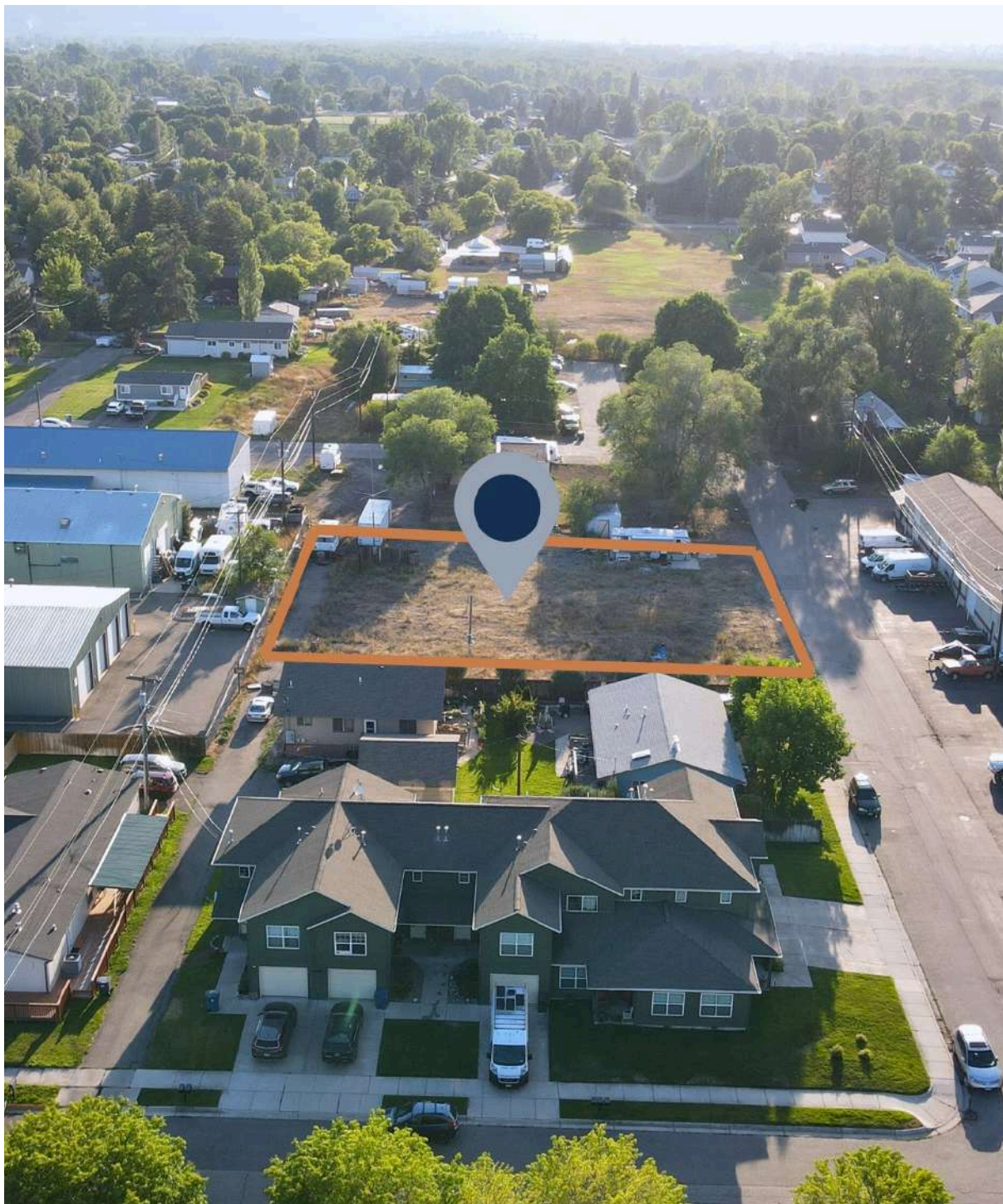
1945 Idaho Street

\$599,000

Property Type	Land
Square Footage (CAMA)	±18,034 SF
Total Acreage	±.41 acres
Services	City water and sewer
Access	Idaho Street
Zoning	RM2.7
Geocode(s)	04-2200-20-1-14-15-0000 04-2200-20-1-14-17-0000 04-2200-20-1-14-19-0000

Property Taxes	\$4,843.72 (2025) Combined*
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Centrally located in Missoula
Positioned near downtown, services, and transit, with access to established infrastructure and amenities



City of Missoula water and sewer to the site



Zoned RM2.7, which allows up to 6 or 7 residential units



The Missoula Land Use Plan may allow additional units via rezone or via the forthcoming zoning code update



Flat, build-ready site

An aerial photograph of a suburban town. In the foreground, there are large green trees, a white pickup truck, and a blue car. A large, light-colored commercial building with a blue roof is visible on the right. The middle ground shows a mix of residential houses and commercial buildings. In the background, there are large, dry, brown hills under a blue sky with some clouds.

LOCATION



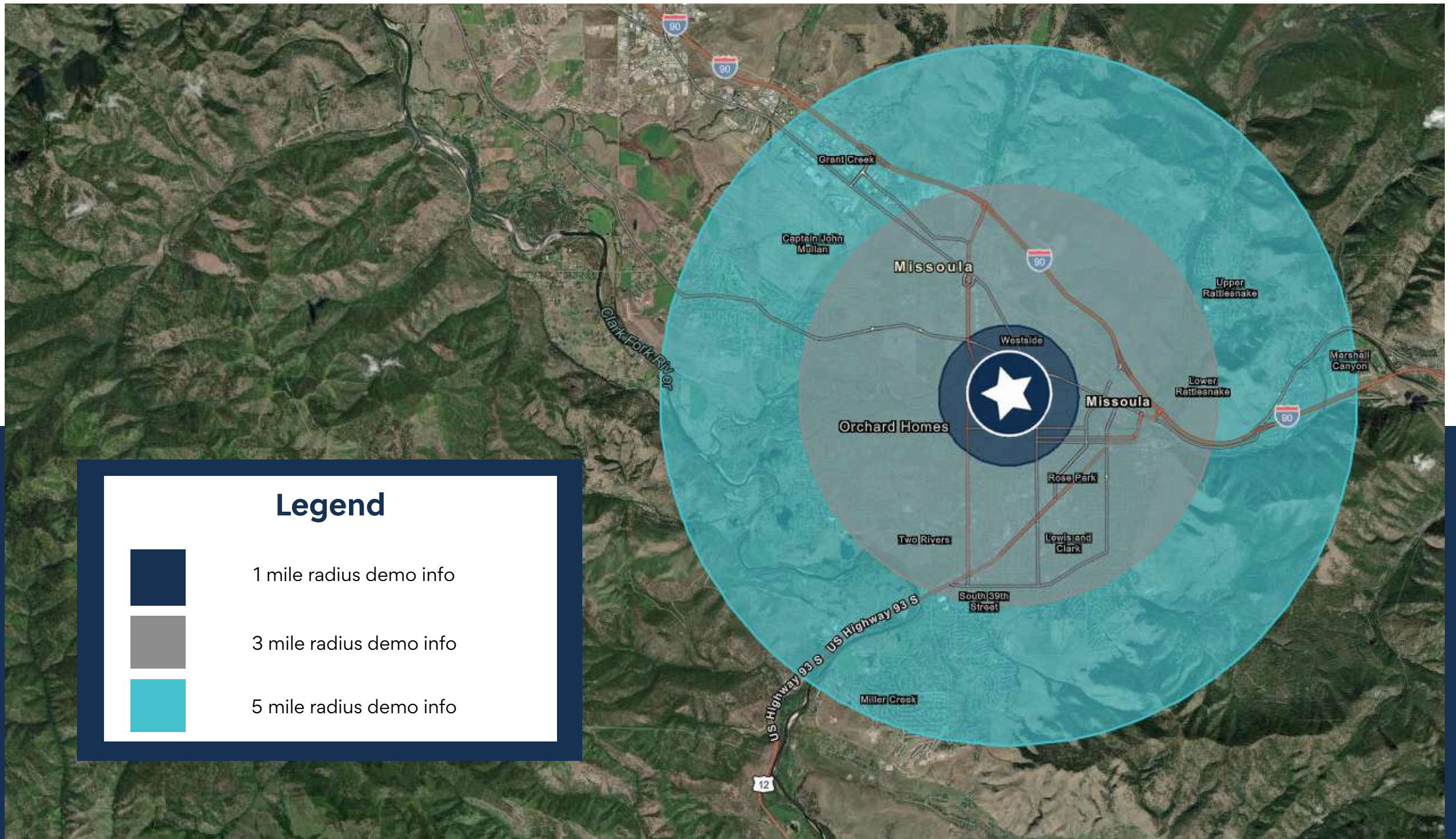
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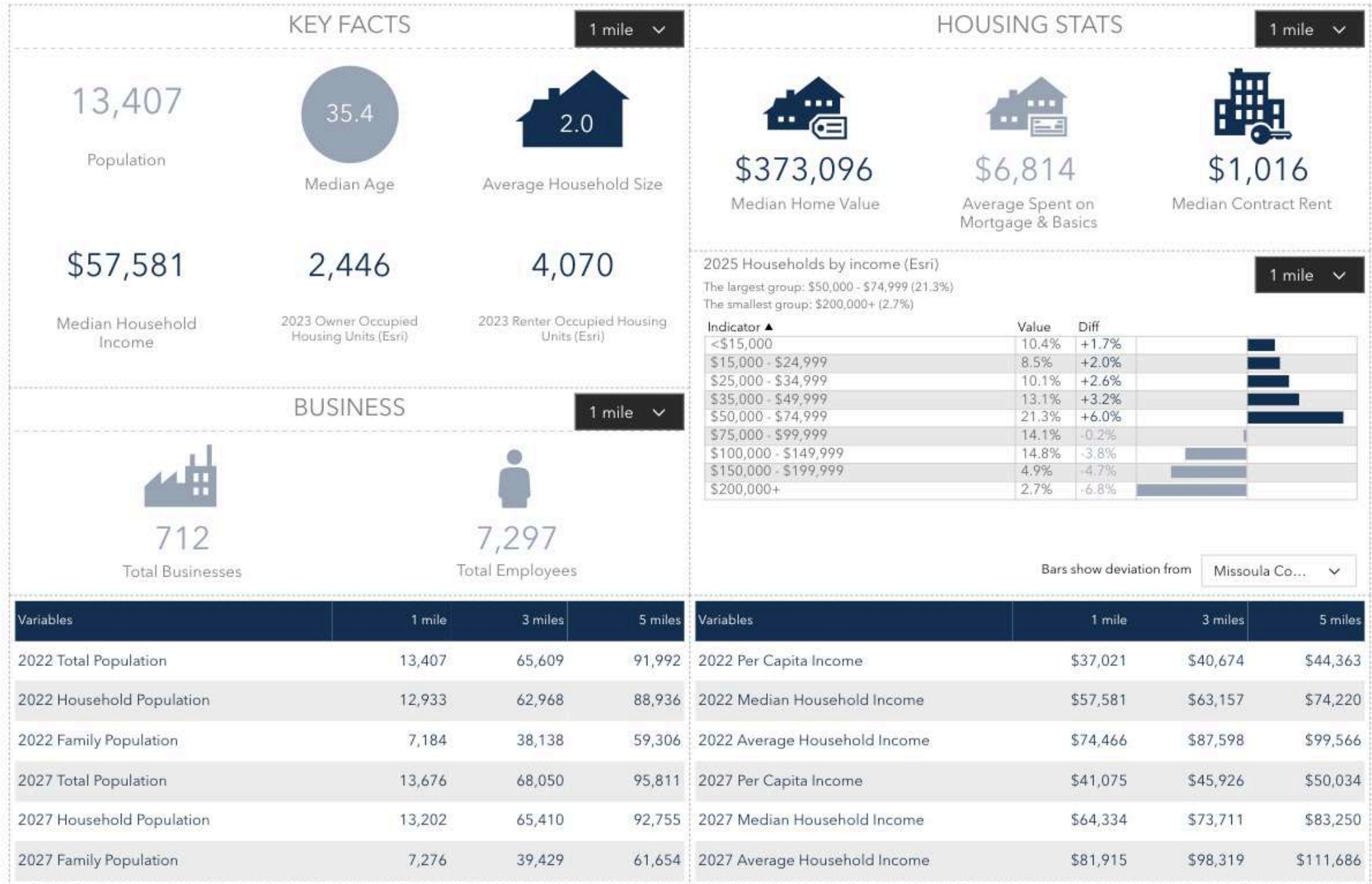
Regional Map



Locator Map



Key Facts



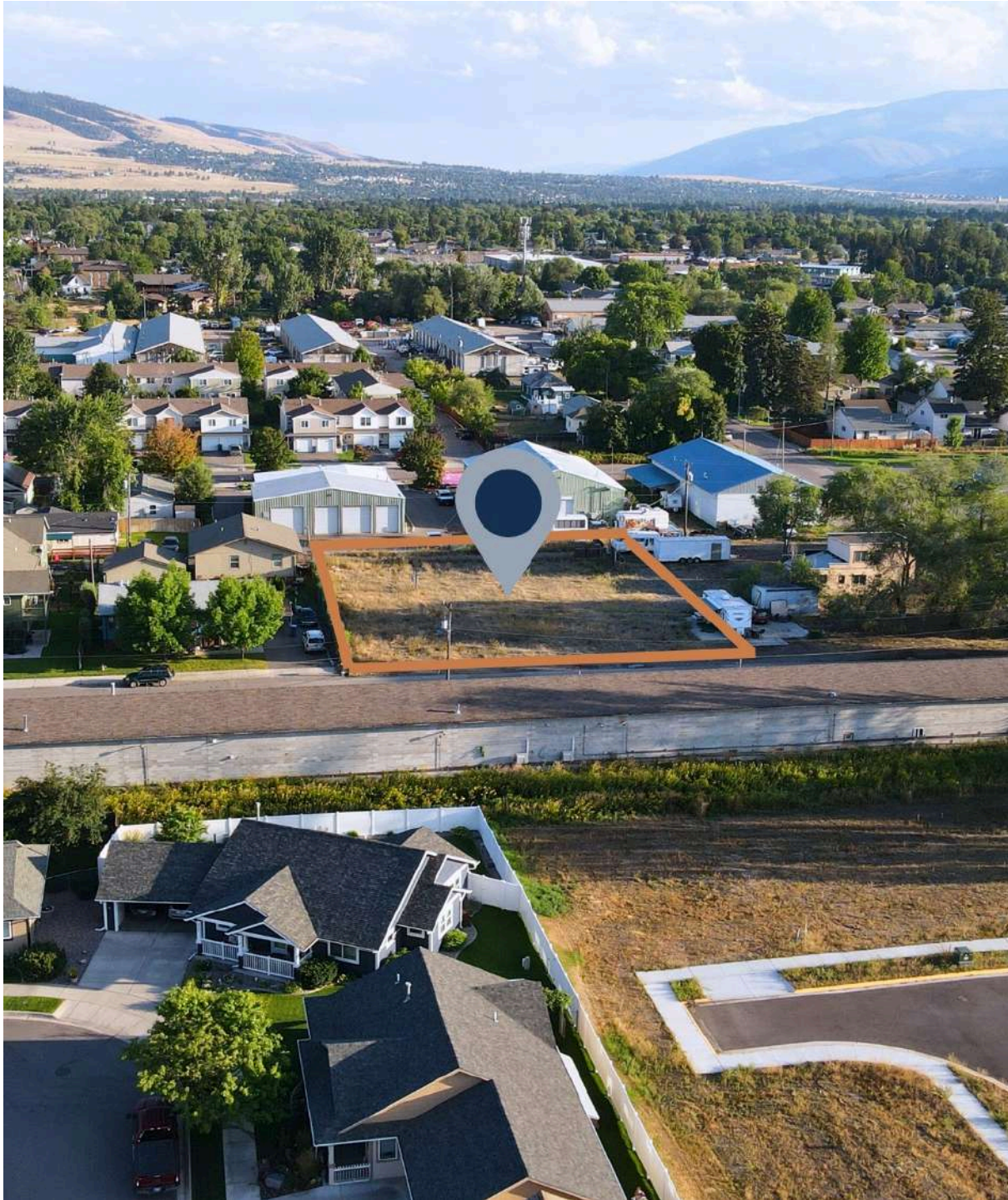
PROPERTY DETAILS



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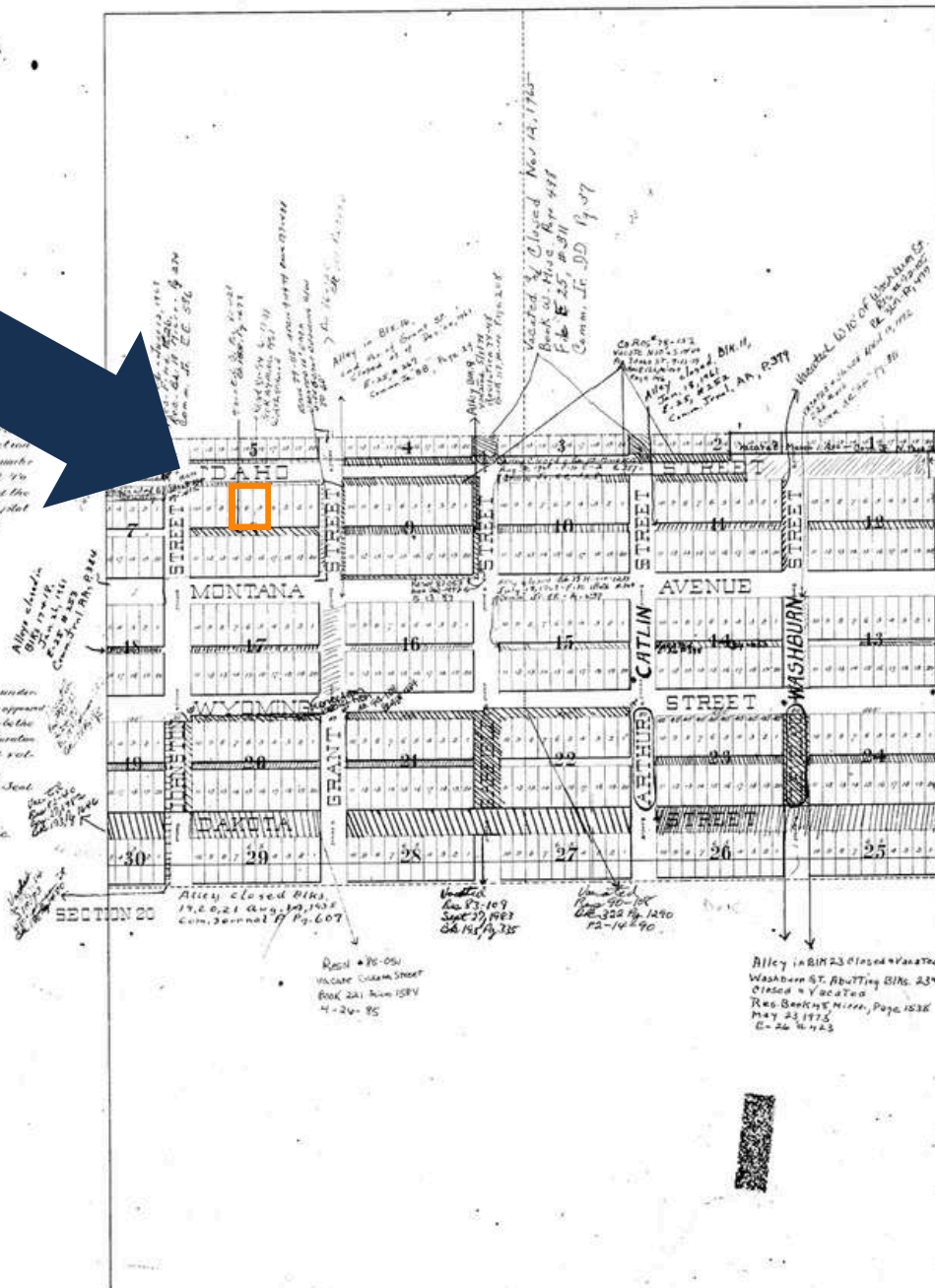
State of Montana
County of Missoula

Know all men that we Joseph Deschamps and Frank P. Kern, certify that we are the owners in fee simple of the land described within plat. That we have caused the same to be surveyed and platted into lots, blocks, streets and alleys, as shown by the said certificate of survey herewith attached, the following described tract of land to wit: The south half of the North East quarter of Section Twenty and a small portion of the North East quarter of Section Twenty, Township thirteen North of Range Nineteen West to be known and designated as Riverside Addition to Missoula and the land included in all streets, avenues and alleys, shown on said plat are hereby granted and donated to the use of the public forever.
Seal Joseph Deschamps
Seal Frank P. Kern

State of Montana
County of Missoula

On this the 2nd day of December 1889 before me the undersigned a Notary Public in and for the State of Montana personally appeared Joseph Deschamps and Frank P. Kern personally known to me to be the same persons described in and who executed the foregoing declaration and acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned. In witness whereof I have hereunto set my hand and Notarial Seal the day and year first hereon written.

John M. Evans
Notary Public



PLAT OF RIVERSIDE ADDITION TO MISSOULA

Situated in the South 1/2 of the Northwest
1/4 of Section 20, T13N, R19W, N. 1/2, N. 1/2
of Montana.

Scale 200 ft. 1 in.
Kennedy & Powell, Civil and Mining
Engineers, Missoula, Montana

Part of Block 10
Closed Aug 28, 1890
Book 21, Page 153
Book 22, Page 153
Book 23, Page 153

State of Montana
County of Missoula

Lincoln O. Kennedy being duly sworn on oath says, I am a Civil Engineer, during the month of November 1889 I executed a survey of the blocks, lots, streets and alleys represented by this map and called Riverside Addition to Missoula. That said addition was surveyed and laid out according to this map. That all the lots are being lot wide. That the alleys in said addition are 20 feet wide.
Lincoln O. Kennedy

Subscribed and sworn to before me on this 2nd day of December 1889
John M. Evans
Notary Public

Closed & Vacated
Res. Book 21, Page 153
State of Montana
County of Missoula

We J. E. Marion, A. Miltner and H. Therrault County Commissioners in and for the county and state aforesaid do hereby certify that this map or plat of Riverside Addition to Missoula was by us approved on this 2nd day of December 1889. In witness whereof we have hereunto set our hands and the seal of Missoula County this 2nd day of December 1889.

J. E. Marion, Chairman
A. Miltner
Henry Therrault, Commissioners



See Book 26, Page 1224
for Copy of said Plat
made by said Commissioners

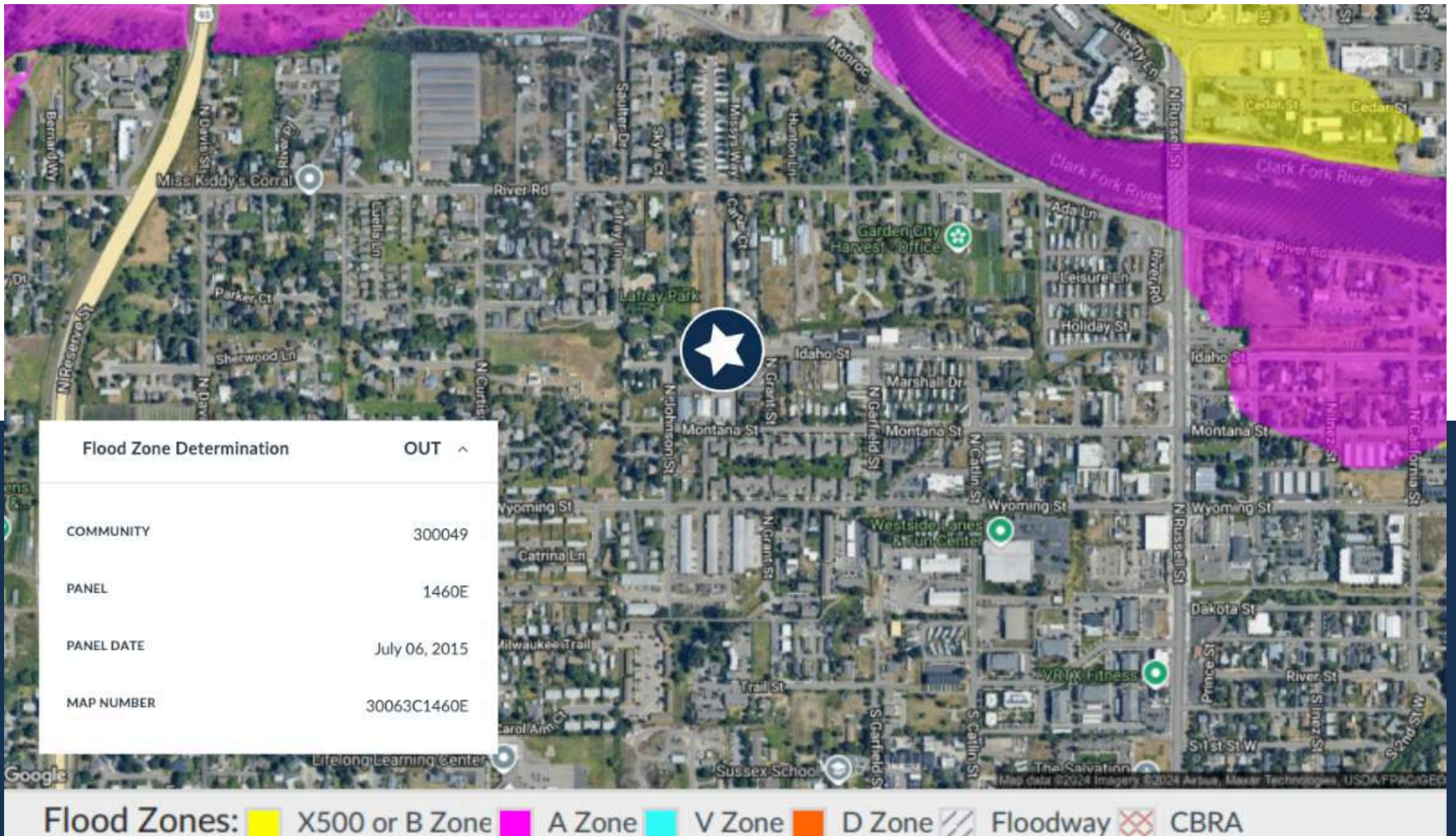
STATE OF MONTANA
County of Missoula

NOTARY'S CERTIFICATE

I, the undersigned, a Notary Public in and for the State of Montana, do hereby certify that the foregoing map or plat of Riverside Addition to Missoula was by me approved on this 2nd day of December 1889.

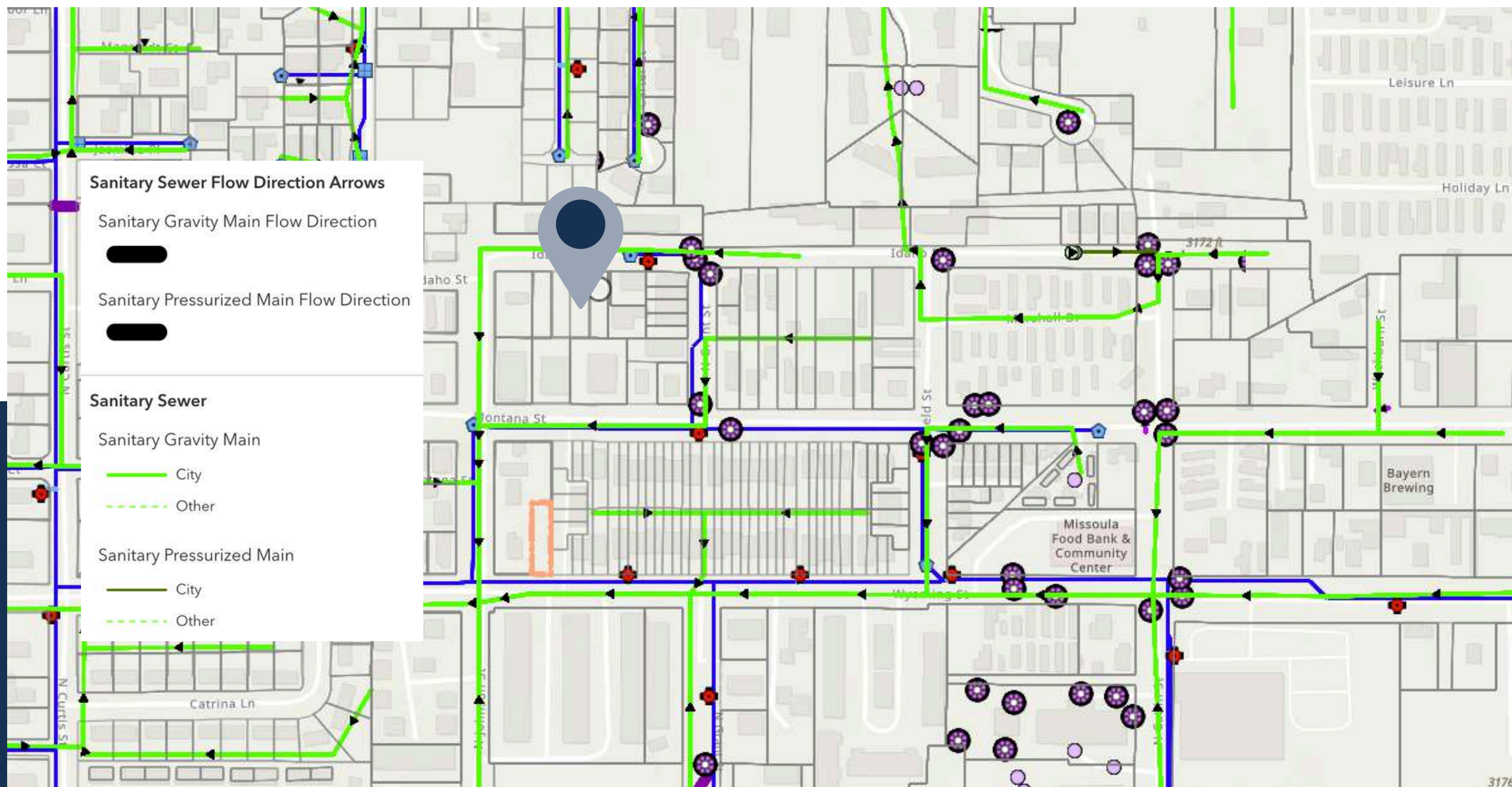
ATTEST: My Commission Expires the 1st day of December 1890.

John M. Evans
Notary Public





Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
114	Urban land	2.0	100.0%
Totals for Area of Interest		2.0	100.0%



MARKET OVERVIEW



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ADVISORS

Missoula Multifamily Market Data | Q2 2025

RENTS & VACANCY RATES

	T12 Ending 6.1.2024	T12 Ending 6.1.2025	Change
Vacancy	3.63%	4.24%	+0.61% ↑
Average Rent	\$1,377.31	\$1,473.52	7.42% ↑
Average Rent PSF	\$1.85	\$1.94	4.71% ↑

All data covers the trailing 12 months

RENTS BY TYPE

	T12 Ending 6.1.2024	T12 Ending 6.1.2025	Change
Studio	\$1,002.67	\$974.17	2.93% ↑
One-Bedroom	\$1,359.83	\$1,267.85	7.25% ↑
Two-Bedroom One-Bath	\$1,537.80	\$1,500.31	2.50% ↑
Two-Bedroom Two-Bath	\$1,892.19	\$1,723.80	9.77% ↑
Three-Bedroom One-Bath	\$1,722.50	\$1,697.50	1.47% ↑
Three-Bedroom Two-Bath	\$2,211.17	\$1,805.63	22.46% ↑

MULTIFAMILY DEVELOPMENT PIPELINE

Construction	443
Permitting	250 Market / 24 Affordable
Planning	508
Completed YTD 6/2025	240



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+ 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



#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

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 Advisor & 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.



SIERRA PIERCE
Transaction Coordinator

Sierra has a sharp eye for detail with a background in client service and project coordination. With experience in marketing, small business ownership, and healthcare administration, Sierra has spent her career managing logistics, building strong relationships, and ensuring no task falls through the cracks.

Disclaimer & Limiting Conditions

CONFIDENTIALITY & DISCLAIMER All materials and information received or derived from SterlingCRE Advisors its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, the financial performance of the property, the projected financial performance of the property for any party's intended use or any and all other matters. Neither SterlingCRE Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. SterlingCRE Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.** Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SterlingCRE Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SterlingCRE Advisors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by SterlingCRE Advisors in compliance with all applicable fair housing and equal opportunity laws.

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.