



SterlingCRE
ADVISORS

Offering Memorandum
2307 Stephens Avenue
±6,599 SF | Office Building

Exclusively listed by:
Connor McMahon
Connor@SterlingCREadvisors.com



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ADVISORS

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Opportunity Overview


SterlingCRE Advisors is pleased to present 2307 Stephens Avenue in Missoula, Montana. This property offers an exceptional opportunity to acquire a large office building in the highly sought-after Midtown Missoula district. Located two blocks east of Brooks Street, this property is centrally located in a thriving commercial area anchored by the Southgate Mall.

Your business will benefit from this high-quality building that has been well-maintained by its original owner. Set on a ±0.289 acre parcel, there is dedicated parking for staff and clients. With permissive commercial zoning (City of Missoula, C1-4) and access to all utilities, it is ideal for use as a single or multi-tenant office building as well as a medical office.

Neighboring businesses include a mix of well-established professional and financial service providers. As an added bonus, some of Missoula’s favorite local lunch spots are within walking distance, including Ruby’s Cafe, Paul’s Pancake Parlor and Rice Thai.

The property currently has tenants on month-to-month leases. A buyer will have the option to renew existing leases, occupy the property or re-lease the property.

Interactive Links

 [Link to Listing](#)

 [Video](#)

 [Street View](#)

 [3D Tour](#)

Address	2307 Stephens Avenue, Missoula, MT
Purchase Price	\$2,400,000
Property Type	Office
Total Acreage	Acreage: ±0.289 (±12,589 SF)
Building Size	±6,599 SF
Price Per Square Foot	\$364/SF

2307 Stephens Ave.

\$2,400,000

Property Type	Office
Square Footage (CAMA)	±6,599 SF
Total Acreage	±0.289 acres
Services	City water and sewer
Access	Stephens Avenue and West Sussex Avenue
Zoning	Neighbor Commercial (C1-4) - City of Missoula
Geocode	04-2200-28-3-04-08-0000
Property Taxes	\$23,654.87 (2025)
Traffic Count	4,070 (AADT)
Parking	Thirteen (13) parking spaces
Year Built	2005





Located in growing Midtown Missoula



Ample paved parking available on the property



Permissive neighborhood commercial (C1-4) zoning



Close proximity to Brooks Street with an average annual daily traffic count of $\pm 23,672$ (2022 AADT)



Building layout and high-end features offers the ability to easily demise into a multi-tenant space

An aerial photograph of a town nestled at the foot of a range of mountains. In the foreground, there are several buildings, including a large, multi-story red and white building with many windows, and a smaller, two-story white building with a dark roof. The town is surrounded by green trees and grass. The mountains in the background are covered in green vegetation and have some snow on their peaks. The sky is blue with some white clouds. A semi-transparent dark blue rectangle is overlaid on the center of the image, containing the word "LOCATION" in white capital letters.

LOCATION





Retail Map

Walk Score

Rose Park, Missoula, 59801

Commute to **Downtown Missoula** 

 6 min  14 min  12 min  38 min [View Routes](#)

 **Favorite**

 **Map**

 **Nearby Missoula Apartments on Redfin**

[Looking for a home for sale in Missoula?](#) 

Walk Score
78

Very Walkable

Most errands can be accomplished on foot.

Transit Score
44

Some Transit

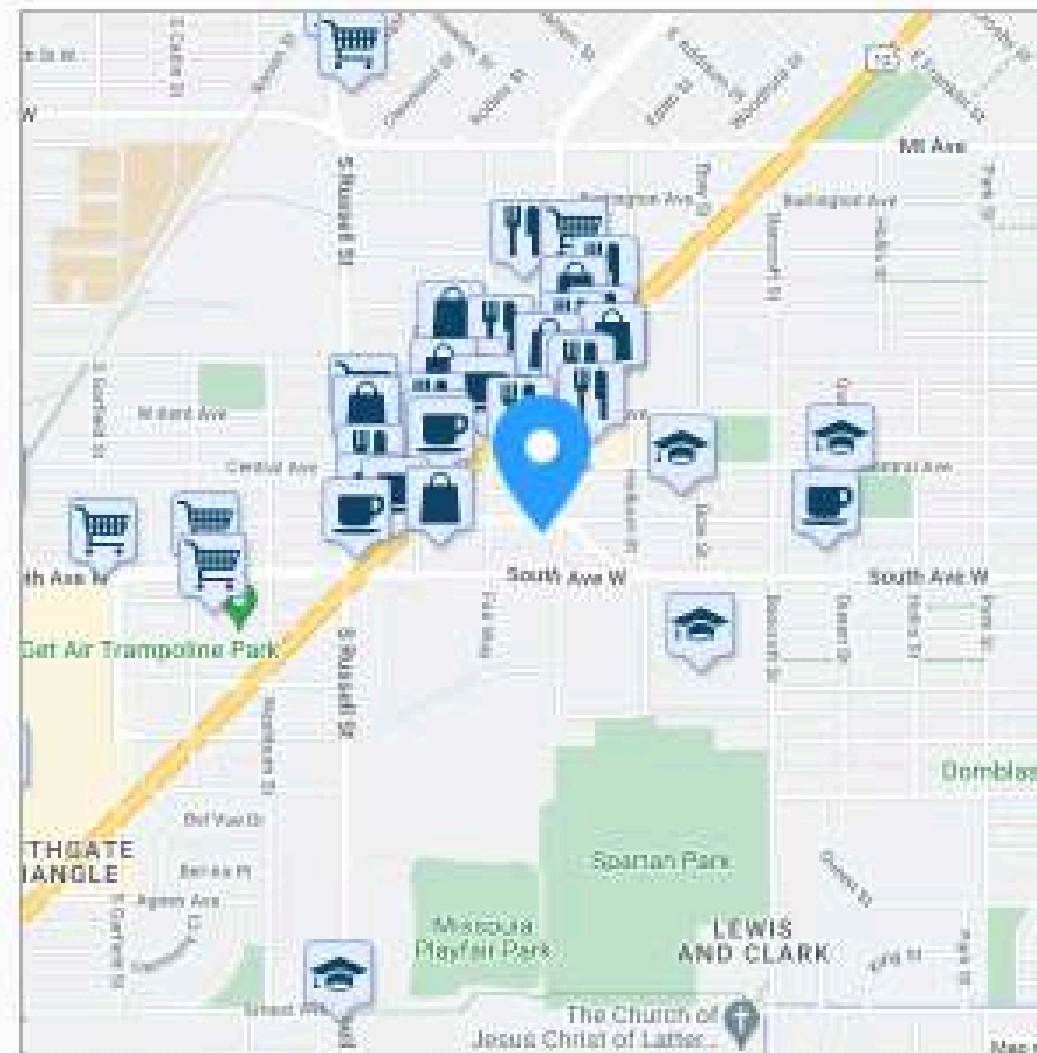
A few nearby public transportation options.

Bike Score
75

Very Bikeable

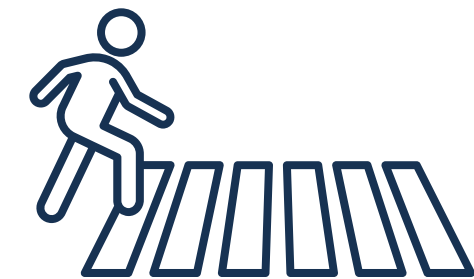
Biking is convenient for most trips.

[About your score](#)

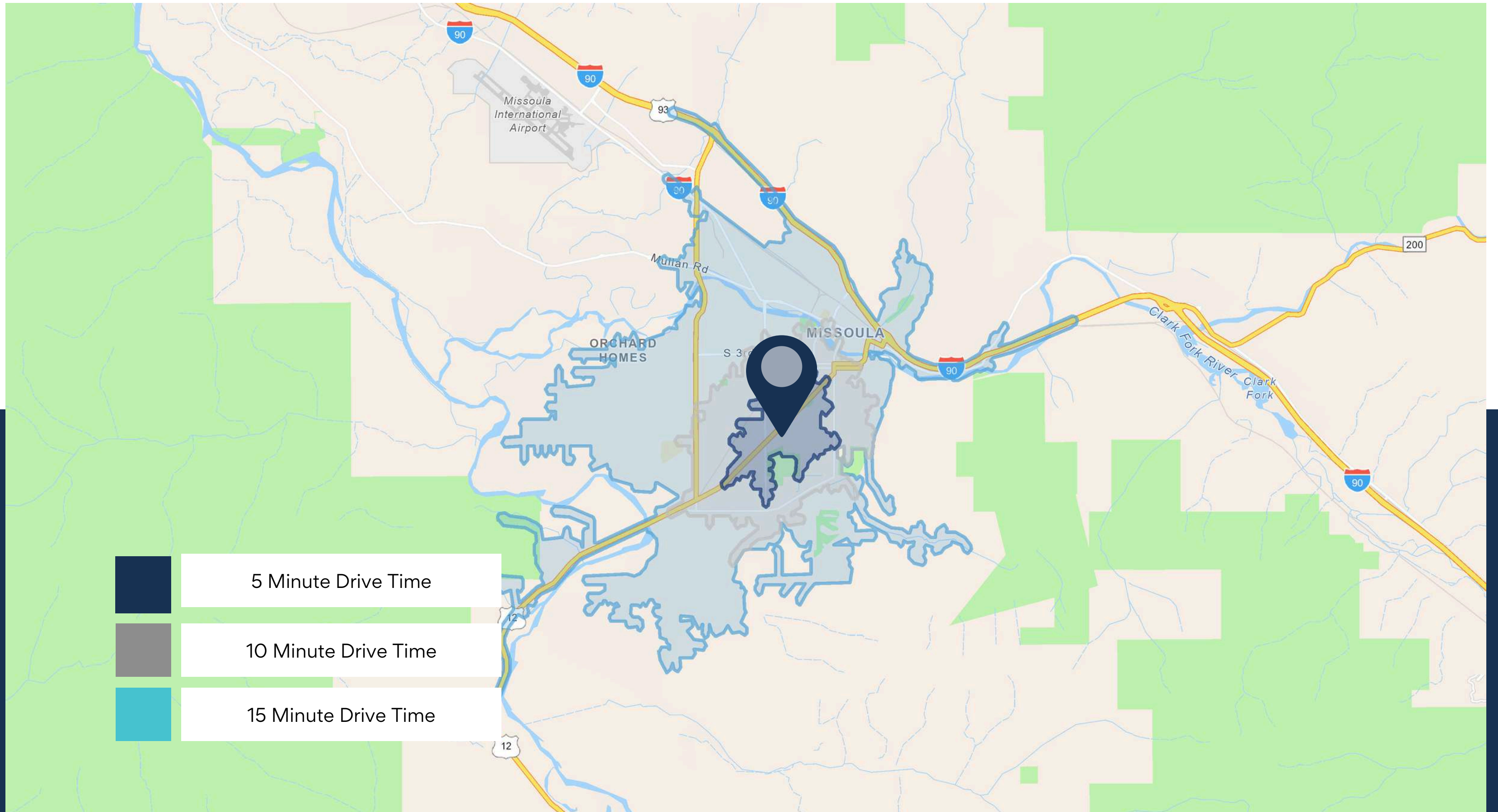


Why Walkability Matters?

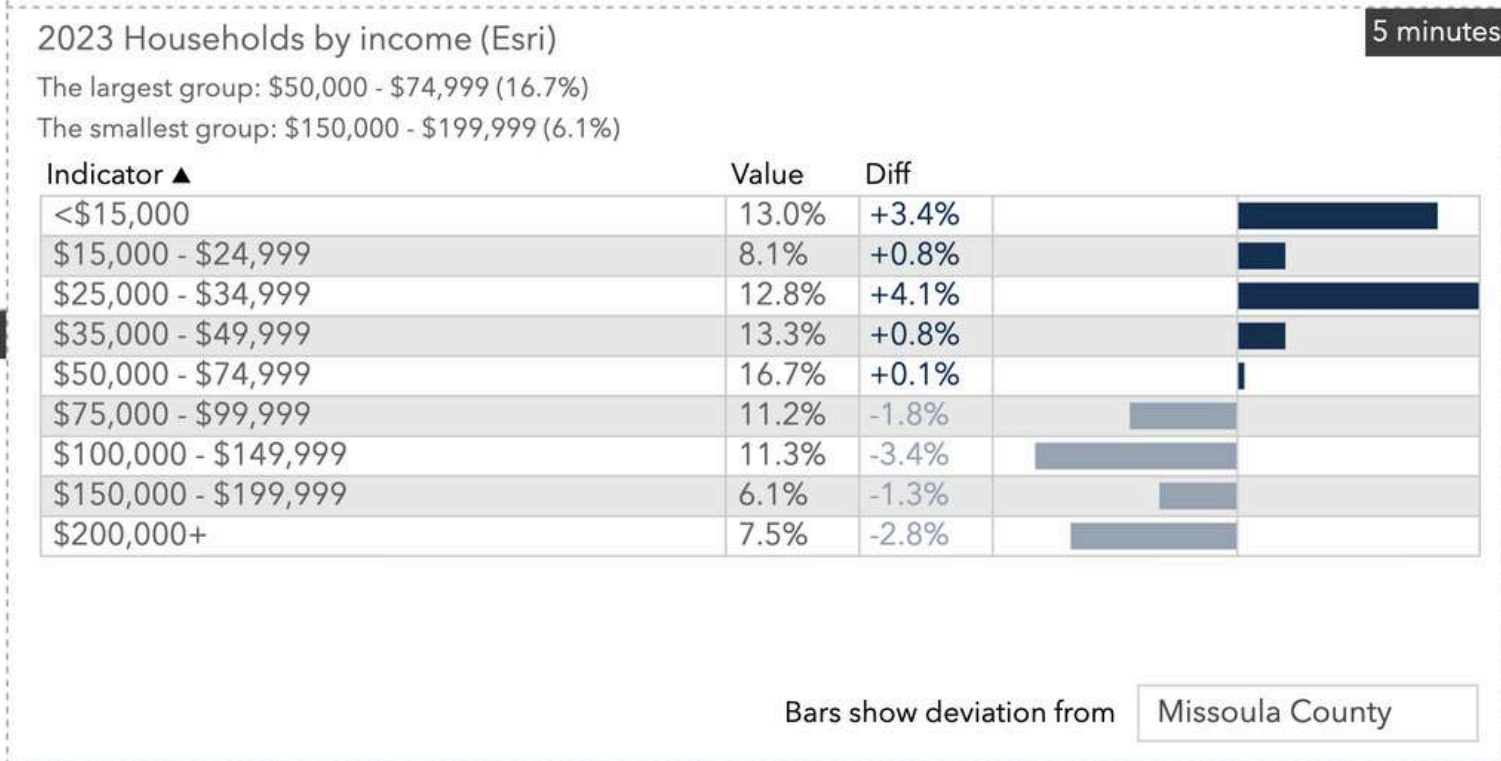
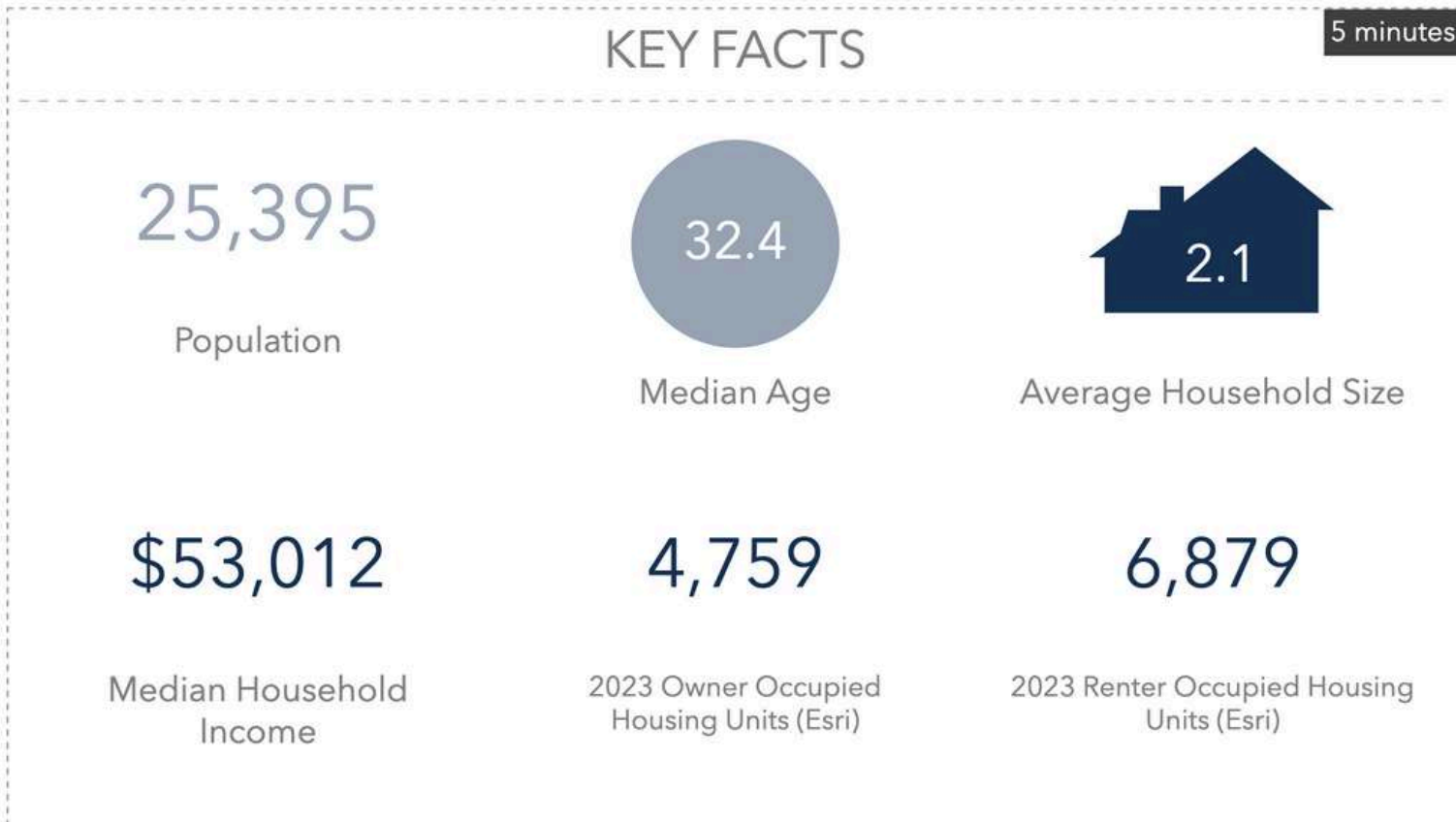
Walkability is a key factor in selecting an office location. Properties walkable to services and amenities such as shops and restaurants have been shown to consistently command higher rents than similar locations which require a car.



[Link to Walk Score Full Report](#)

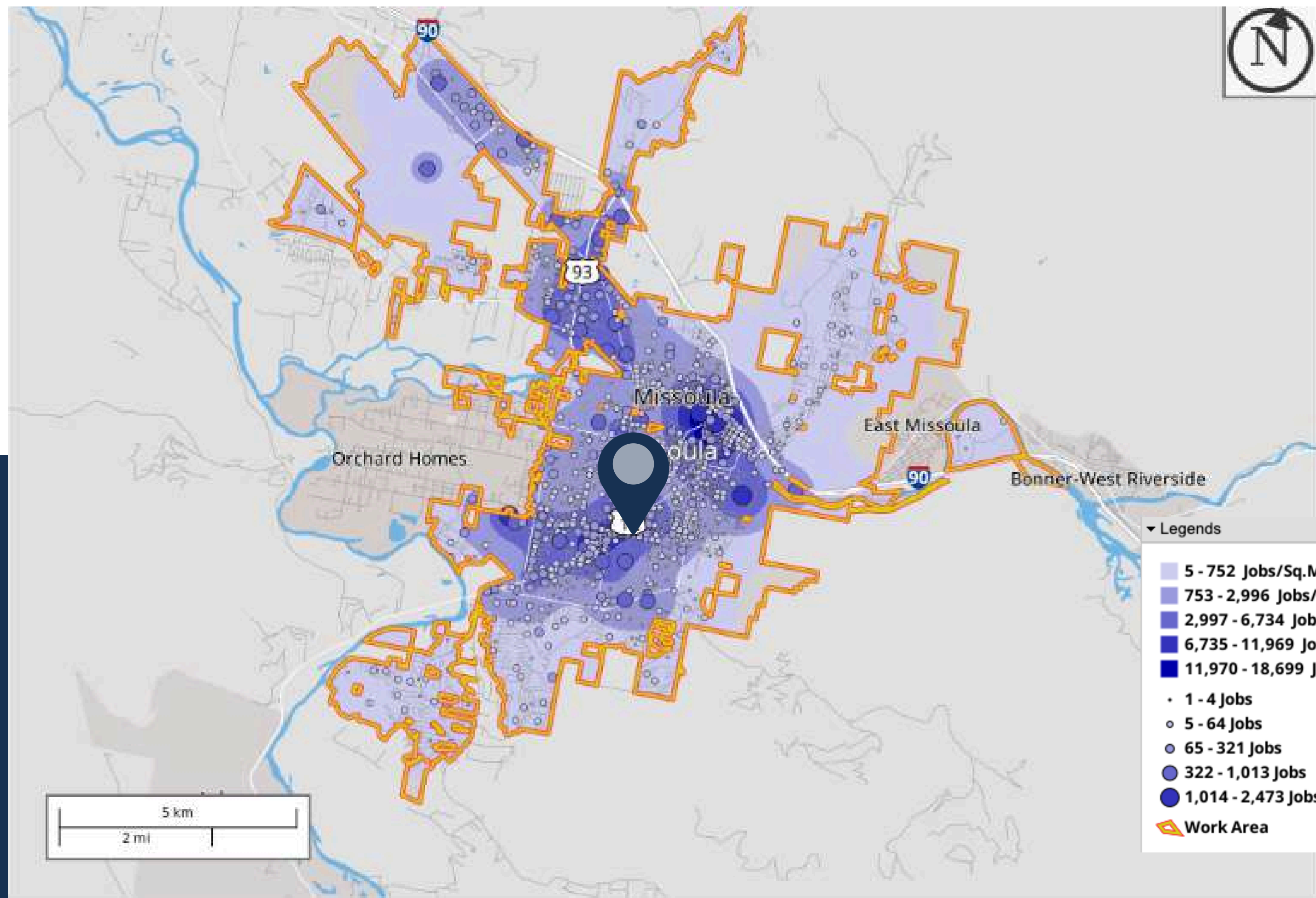


Drive Time Map



Variables	3 minutes	5 minutes	10 minutes
2022 Total Population	5,992	25,395	63,637
2022 Household Population	5,972	24,503	60,937
2022 Family Population	3,135	13,581	35,632
2027 Total Population	6,230	25,885	64,845
2027 Household Population	6,210	24,993	62,145
2027 Family Population	3,221	13,710	35,991

Variables	3 minutes	5 minutes	10 minutes
2022 Per Capita Income	\$40,083	\$38,973	\$38,746
2022 Median Household Income	\$53,320	\$53,012	\$55,383
2022 Average Household Income	\$83,938	\$85,255	\$85,747
2027 Per Capita Income	\$47,225	\$45,892	\$45,375
2027 Median Household Income	\$62,690	\$61,386	\$65,013
2027 Average Household Income	\$98,231	\$99,759	\$99,910



Area Employment Heat Map

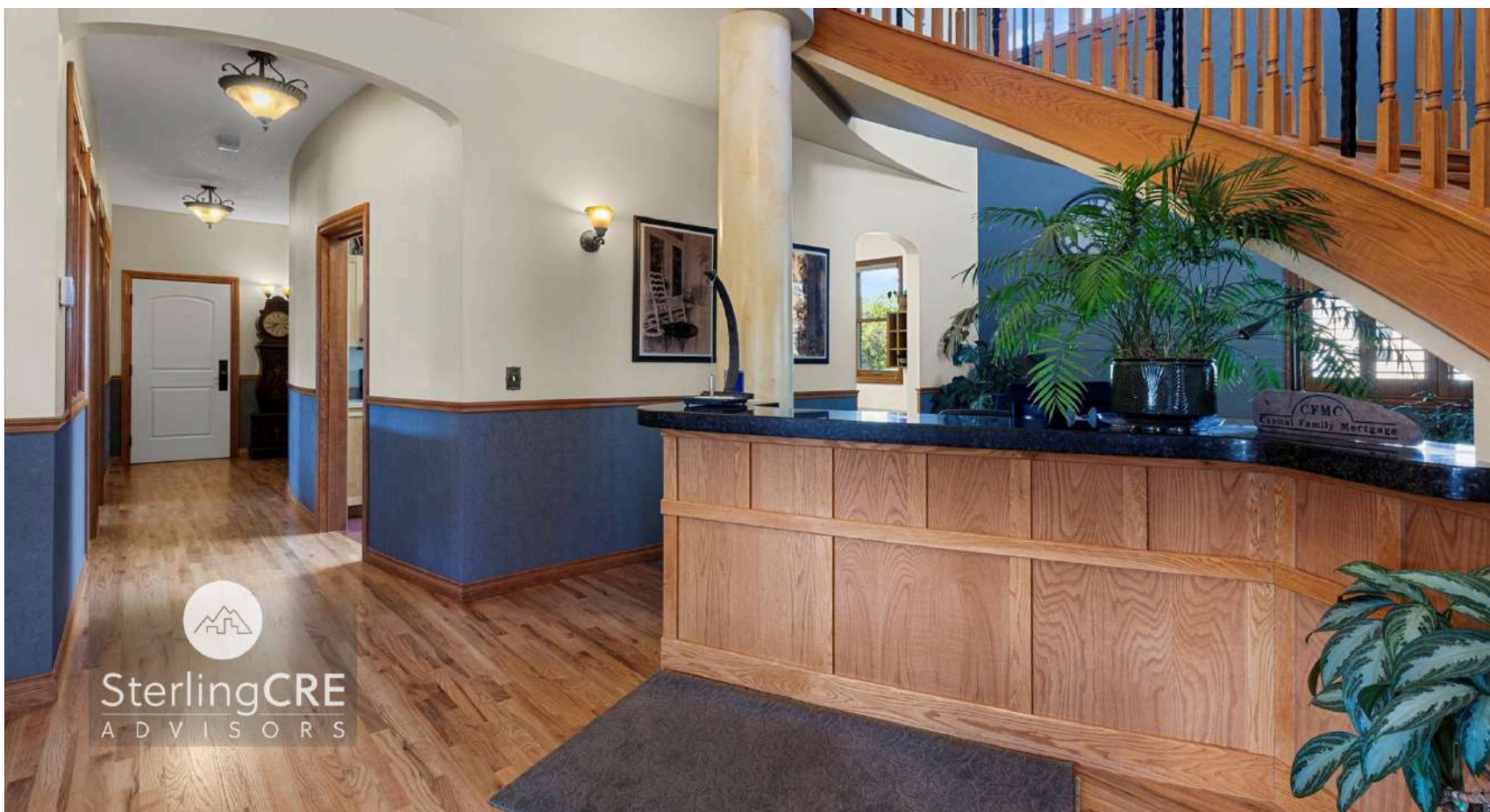
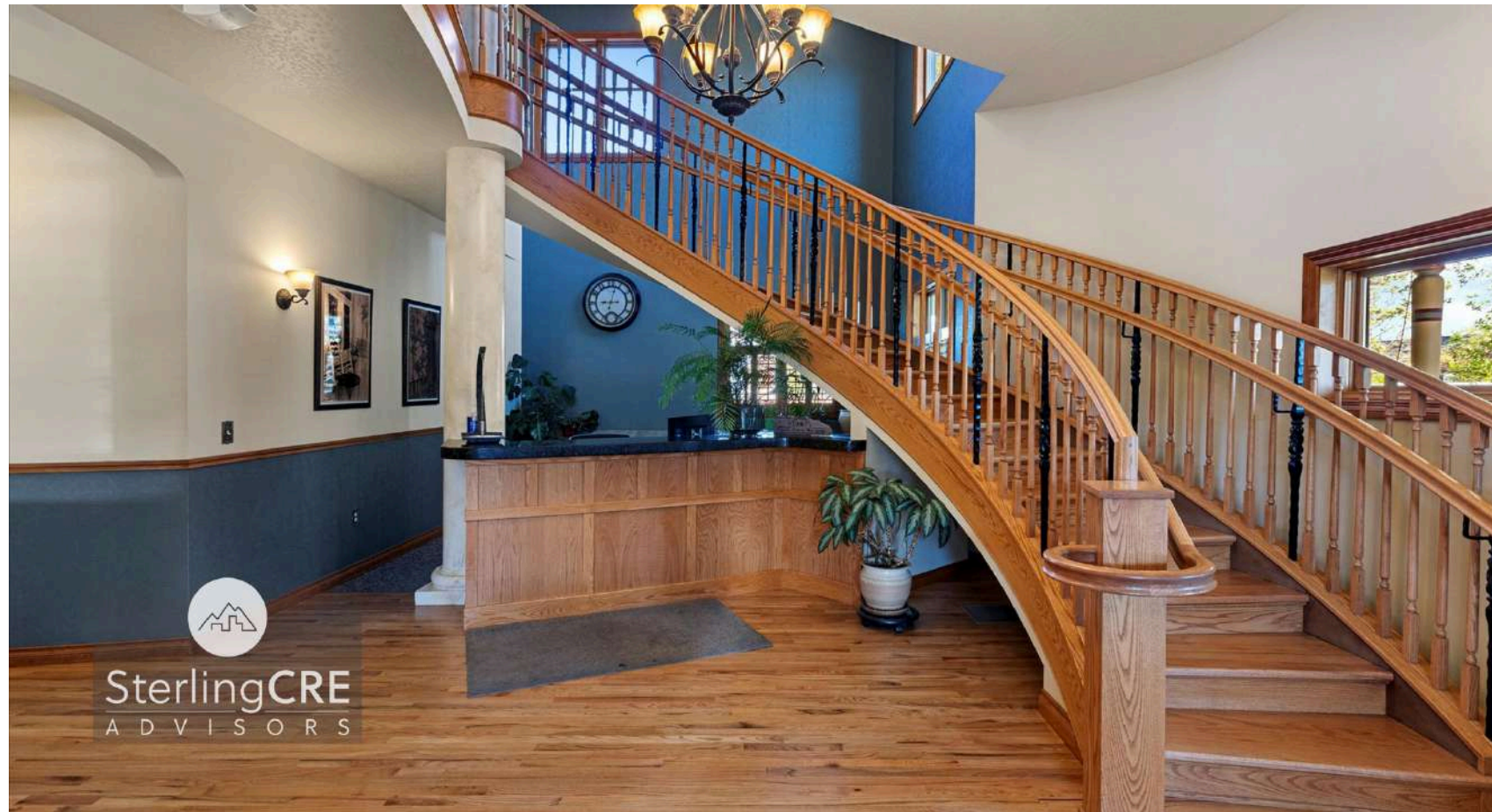
PROPERTY DETAILS



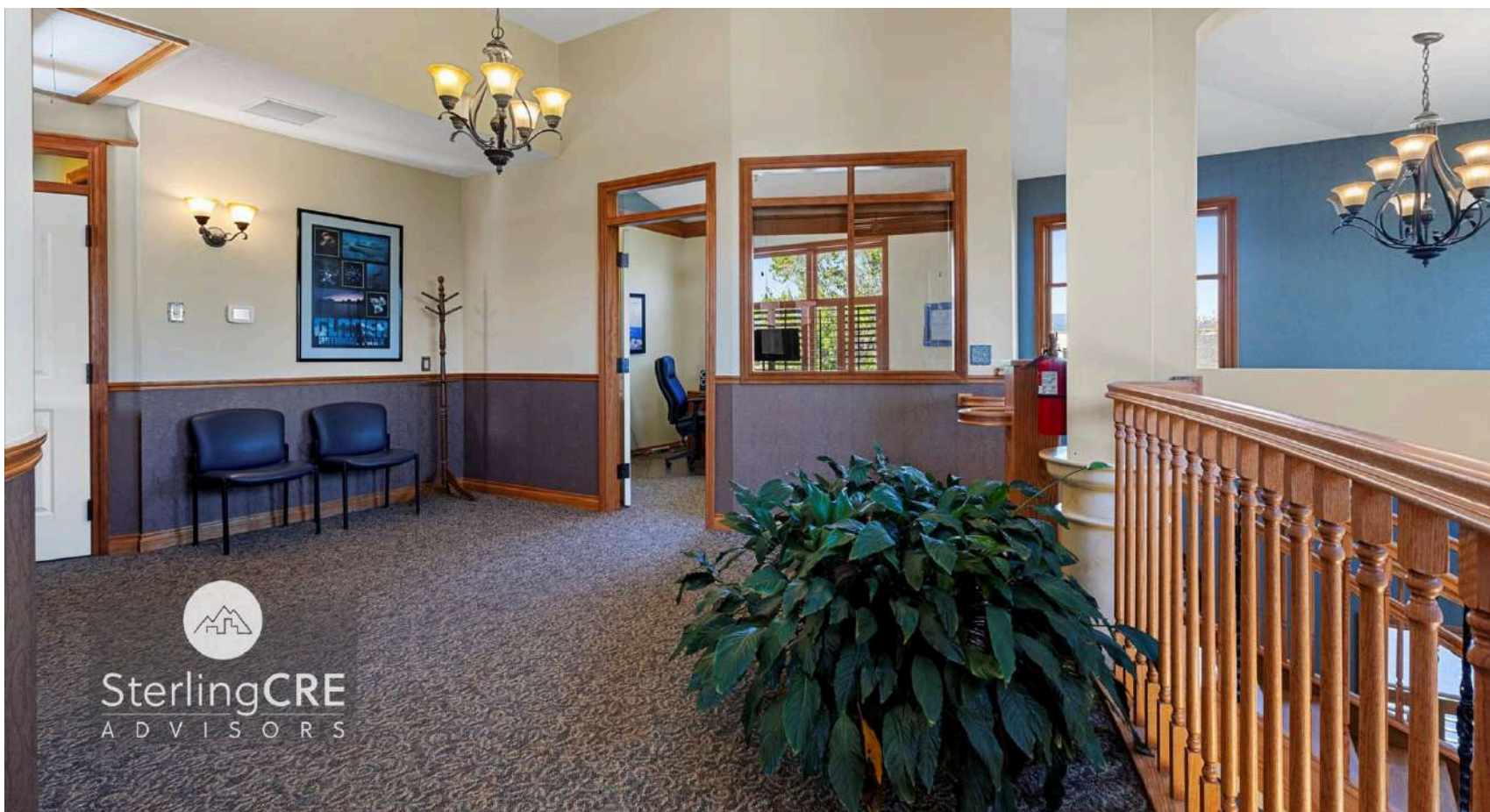
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Exterior Photos



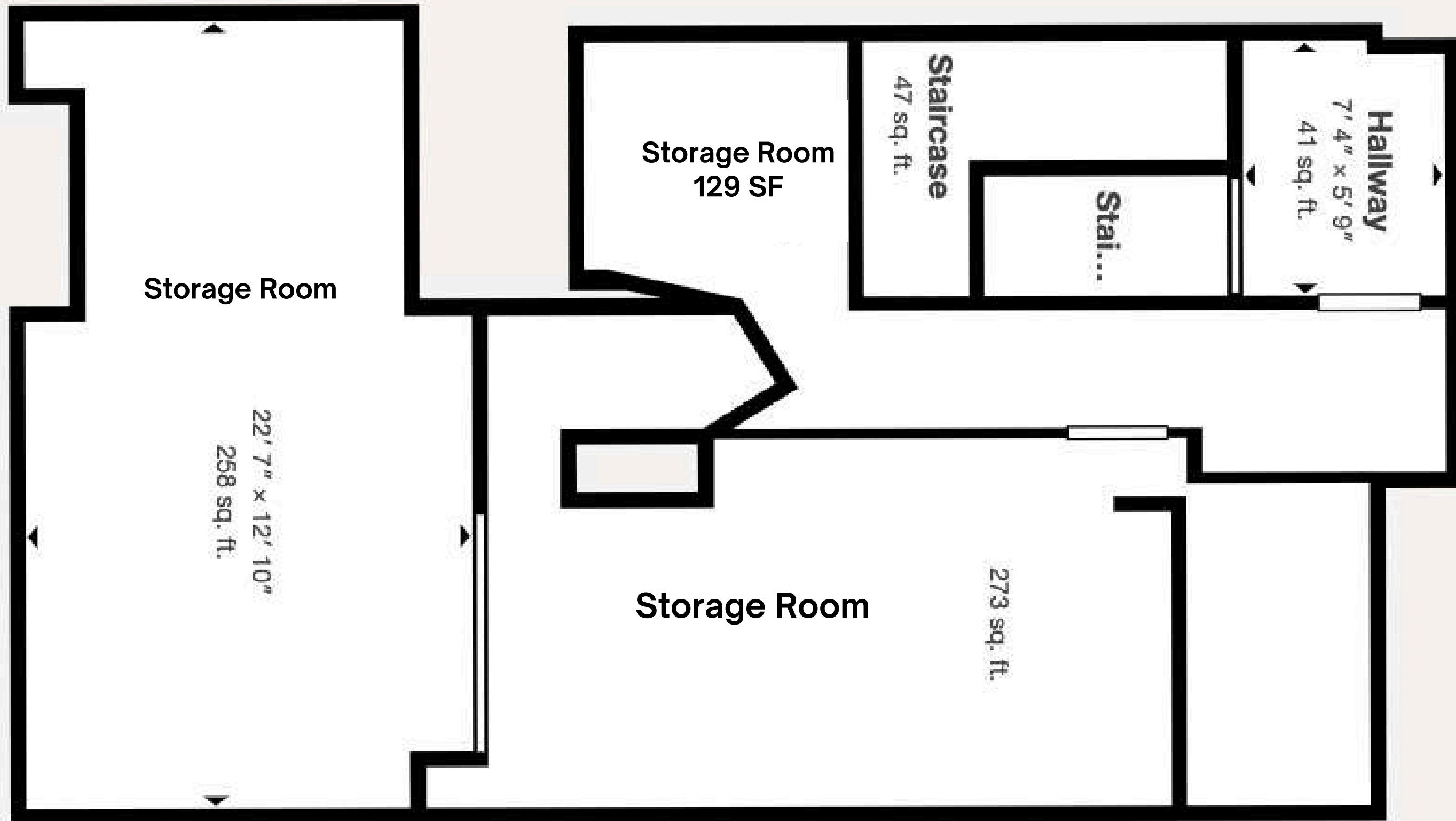
Interior Photos

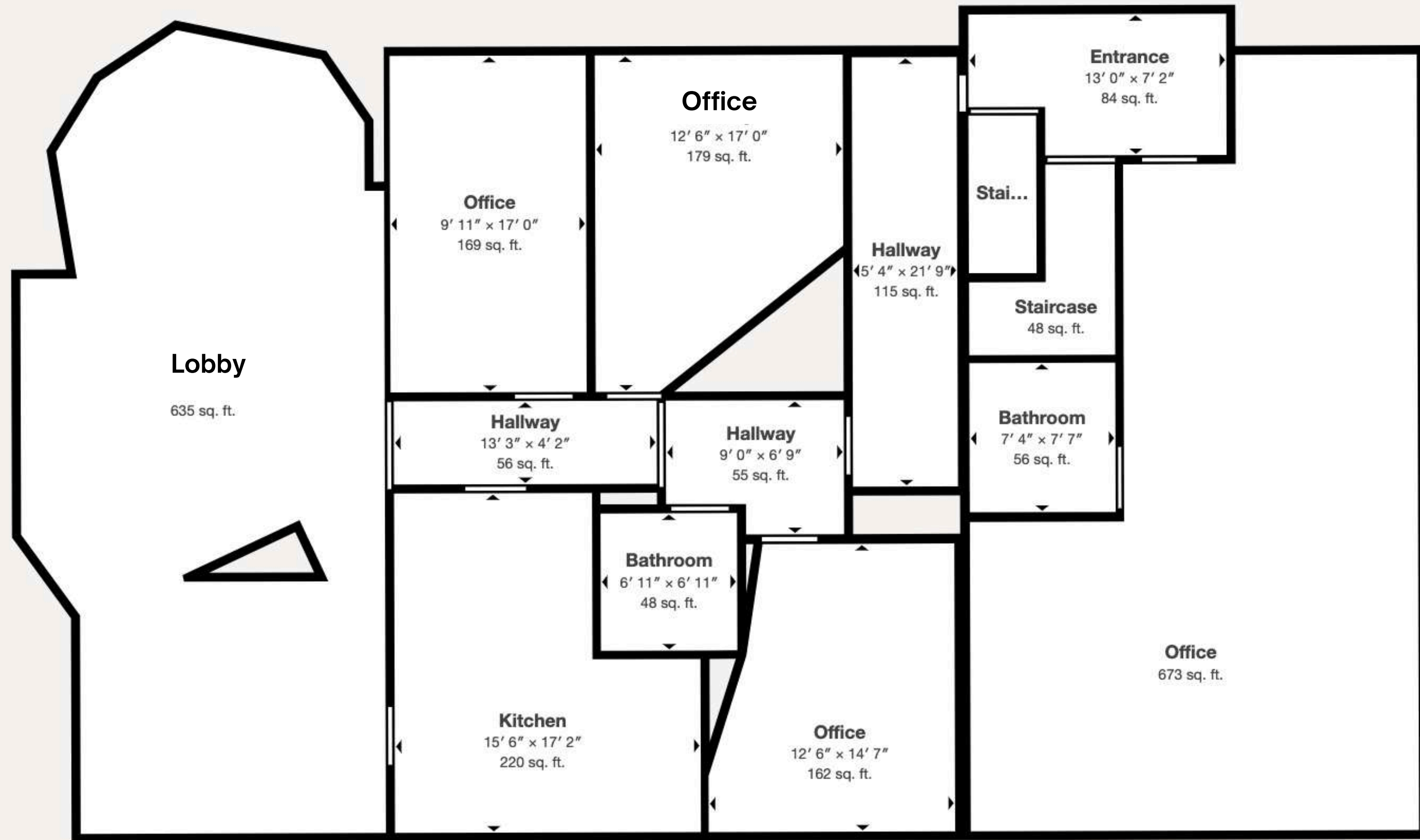


Interior Photos



Interior Photos





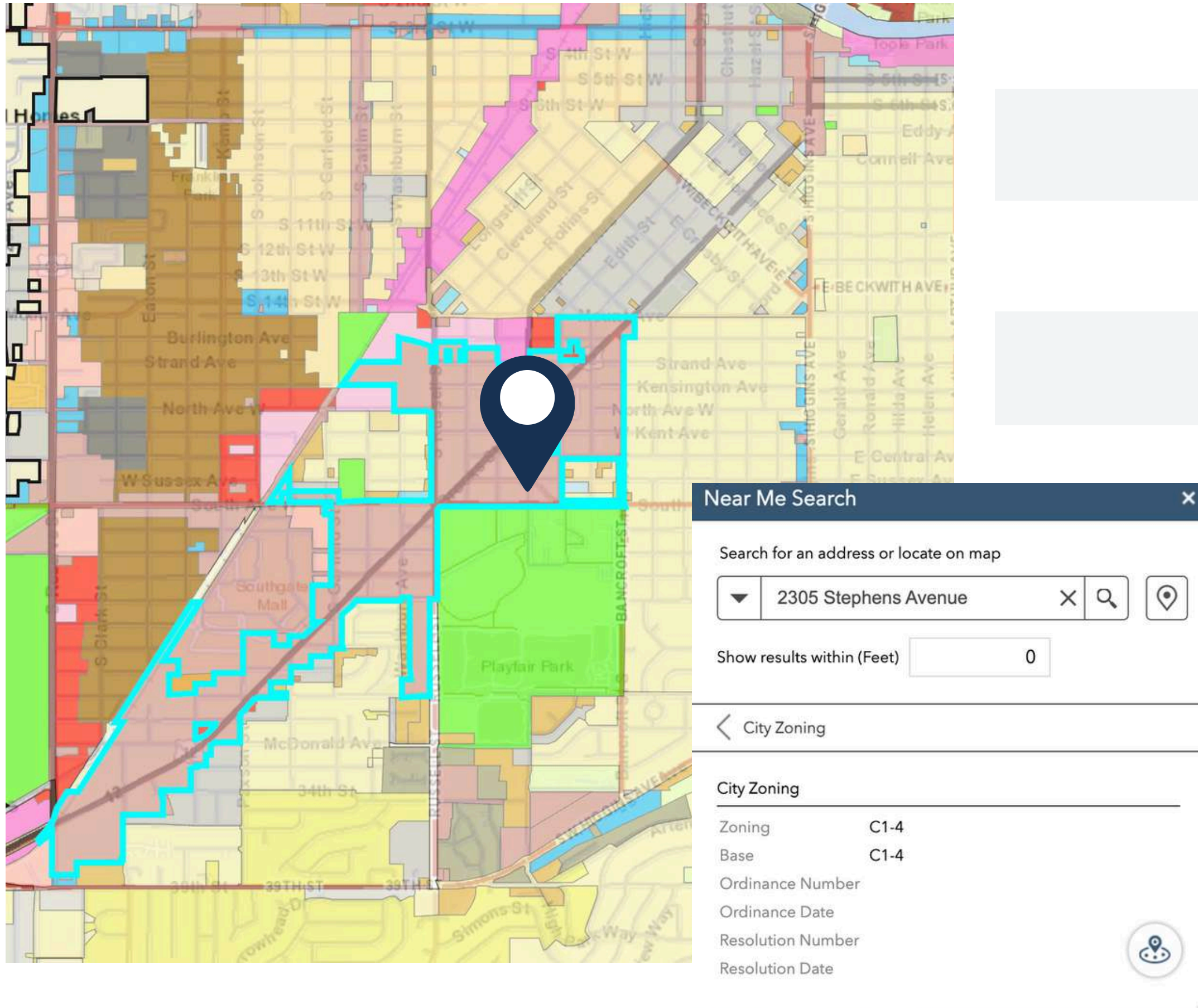


Zoning

City of Missoula

C1-4 (Neighborhood Commercial)

Link to Zoning Code



An aerial photograph of a town, likely in a mountainous region, showing various commercial buildings, parking lots, and a main road. The town is surrounded by green hills and mountains in the background. A semi-transparent dark blue banner is overlaid across the center of the image.

MARKET INTEL



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Missoula Air Service

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

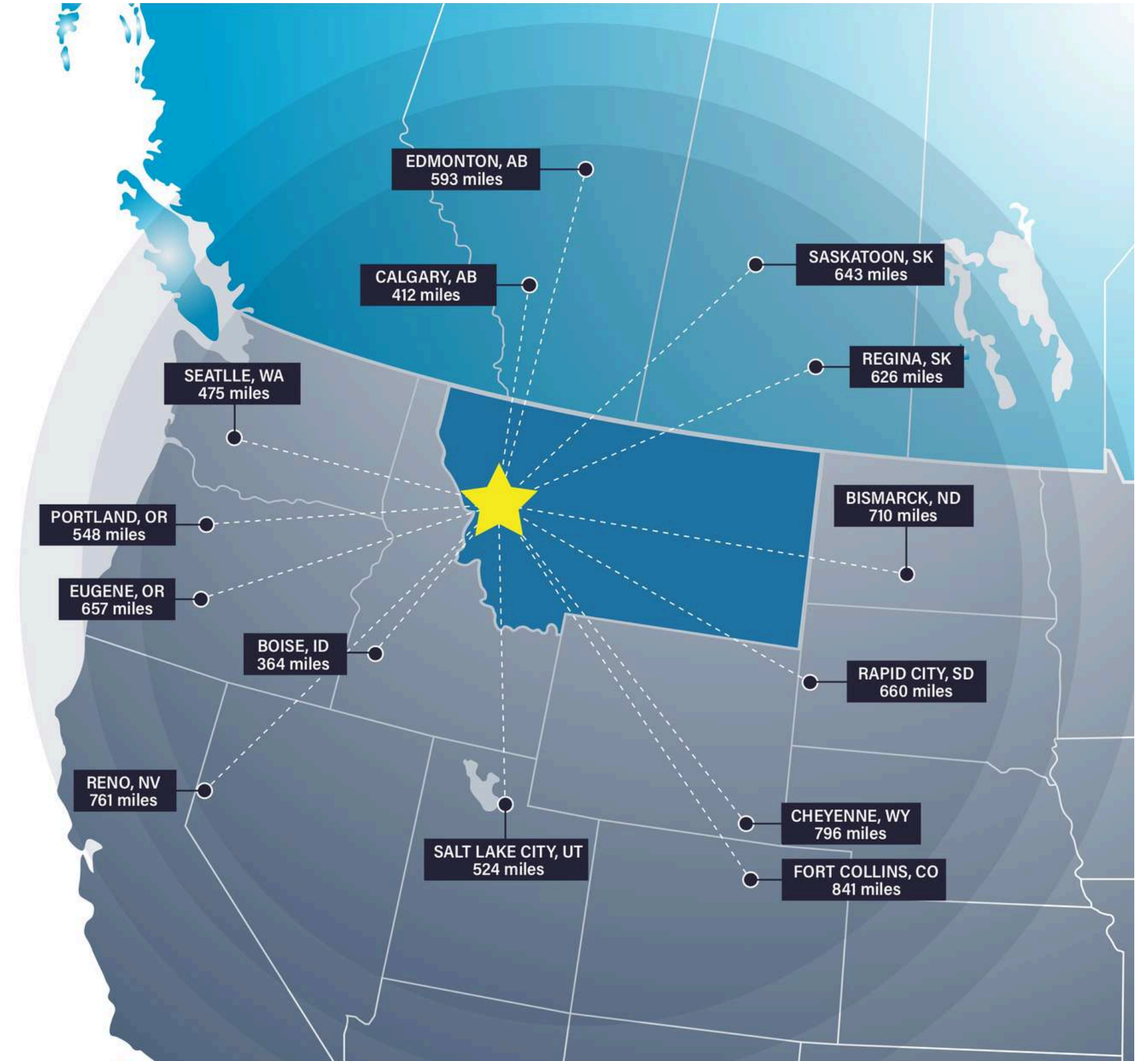


Missoula Access

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



PatientOne

Cognizant



Source: Montana Department of Labor & Industry | lmi.mt.gov & Zippia | zippia.com



About Missoula

#1 Most Fun City for Young People

Smart Assets

#2 Best Places to Live in the American West

Sunset Magazine

Top 10 Medium Cities for the Arts

2023 Southern Methodist University

#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

Top 10 Cities for Beer Drinkers

2015, 2016, 2017, 2019, 2022

International Public Library of 2022

The International Federation of Library Associations World Congress

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



CONNOR MCMAHON

Commercial Real Estate Advisor

Connor McMahon, from his days as a commercial fishing deck boss to earning accolades like Power Broker of the Year and CREXI Platinum Broker, always goes all in. Moving from property management to the retail side of commercial real estate, he's handled over \$135 million in transactions, proving his thorough grasp of this complex sector.



CHRIS BRISTOL

Commercial Real Estate Advisor
Transaction Coordinator

Chris leverages her project management, e-commerce, and mortgage banking experience to support seamless transactions. Her ability to position properties effectively and execute projects efficiently ensures a high-level of service to SterlingCRE's commercial real estate clients.

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