



SterlingCRE
A D V I S O R S

Downtown Office with Income & Owner-User Flexibility

430 Ryman Street
Missoula, Montana
8,376 SF | Professional Office Building

Exclusively listed by:
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ADVISORS

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Opportunity Overview

SterlingCRE Advisors is pleased to present 430 Ryman Street, a well-located professional office building in the heart of Downtown Missoula. Positioned one block from the Missoula County Courthouse and steps from City Hall, this ±8,376 square foot brick office building offers a rare opportunity for an owner-user or investor to secure a presence in one of Montana's most desirable urban cores.

The property combines stable in-place tenancy with long-term upside. Currently leased to established legal firms, the building generates immediate income while preserving future flexibility. The scheduled lease rollover of a major tenant at the end of 2026 creates a compelling opportunity for a hybrid buyer — one who desires to occupy a portion of the building while maintaining rental income from the remaining suites (±2,619 RSF).

Downtown office properties with on-site parking are increasingly scarce. 430 Ryman offers 17 dedicated on-site parking spaces, a significant competitive advantage in the downtown core. Combined with brick construction, a new HVAC system, and proximity to government offices, the property is well positioned for professional users seeking operational efficiency, prestige, and long-term control.

As Missoula's downtown office market continues to stabilize following a period of repricing, assets that offer flexibility, parking, and strong location fundamentals stand apart. 430 Ryman represents an opportunity to acquire a well-maintained asset with both income and occupancy optionality in Montana's most active commercial district.

Address	430 Ryman Street Missoula, MT 59802
Purchase Price	\$2,525,000
Property Type	Professional Office Building
Total Acreage	±11,440 Square Feet; .26 Acres
Building Size	Main Level: ±3,864 SF Second Floor : ±3,936 SF <u>Below Grade ±576 Sf</u> Total: ±8,376 SF
Price Per Square Foot	\$301/SF

Interactive Links



[Link to Listing](#)

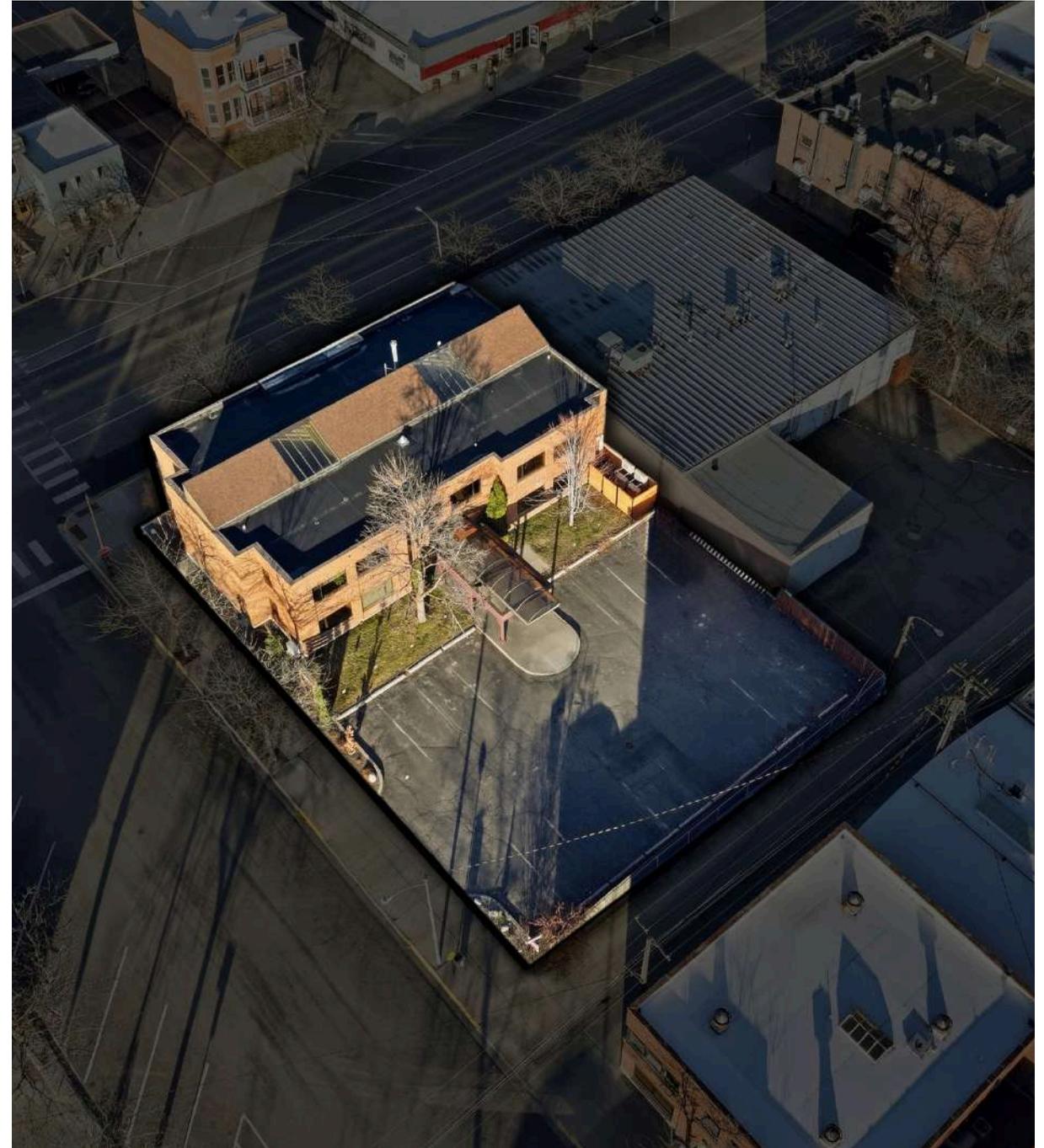


[Street View](#)



[3D Tour](#)

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



430 Ryman Street

\$2,525,000

Building SF

Main Level: ±3,864 SF
Second Floor: : ±3,936 SF
Below Grade ±576 Sf
Total: ±8,376 SF

Total Acreage

±11,440 Square Feet; 0.26 Acres

Geocode

04-2200-22-2-38-11-0000

Year Built

1979

Zoning

Downtown Core (D-C)

Access

Ryman Street: West Spruce Street

Services

City of Missoula Water & Sewer

Taxes

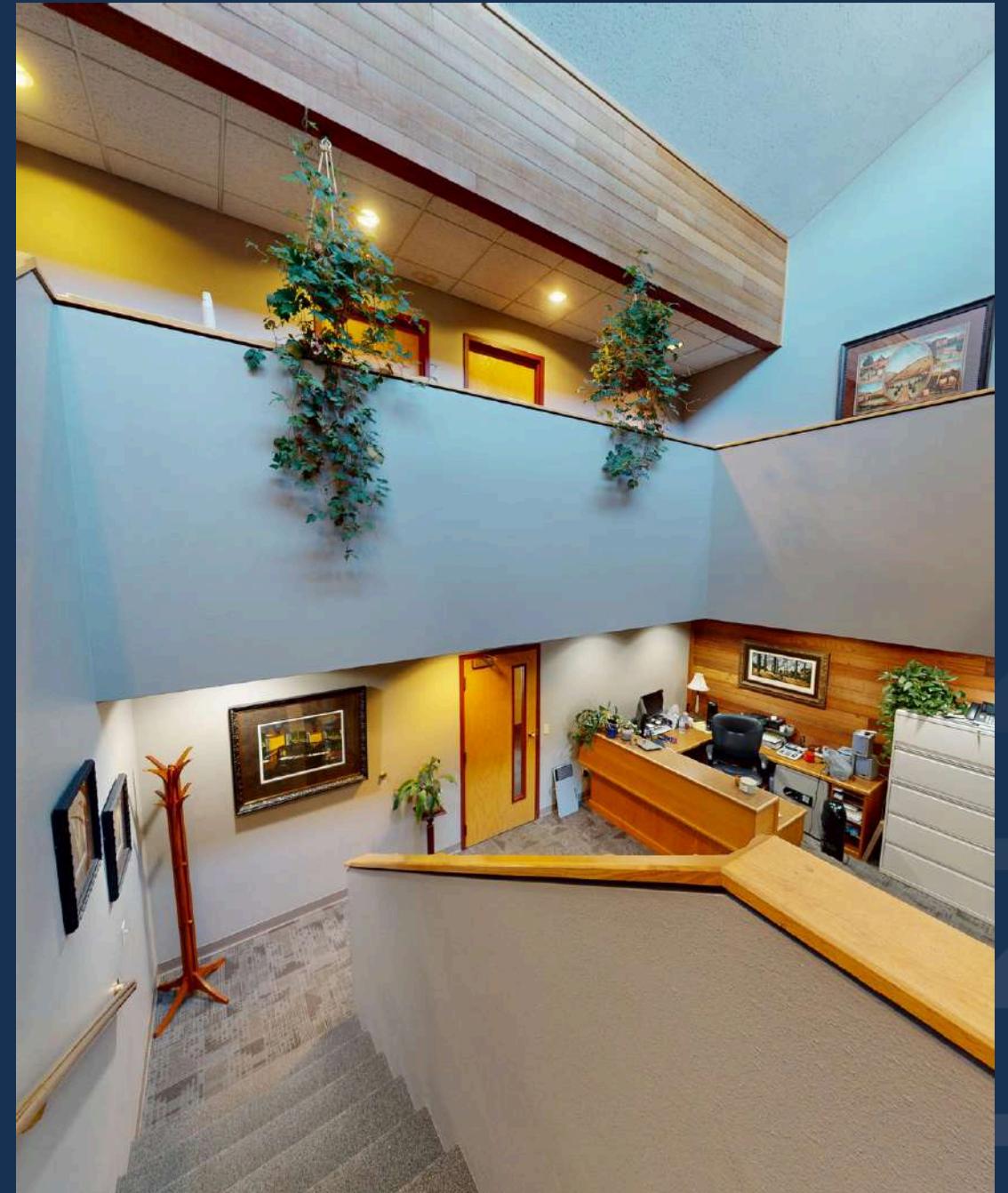
\$29,042.41 (2025)

Parking

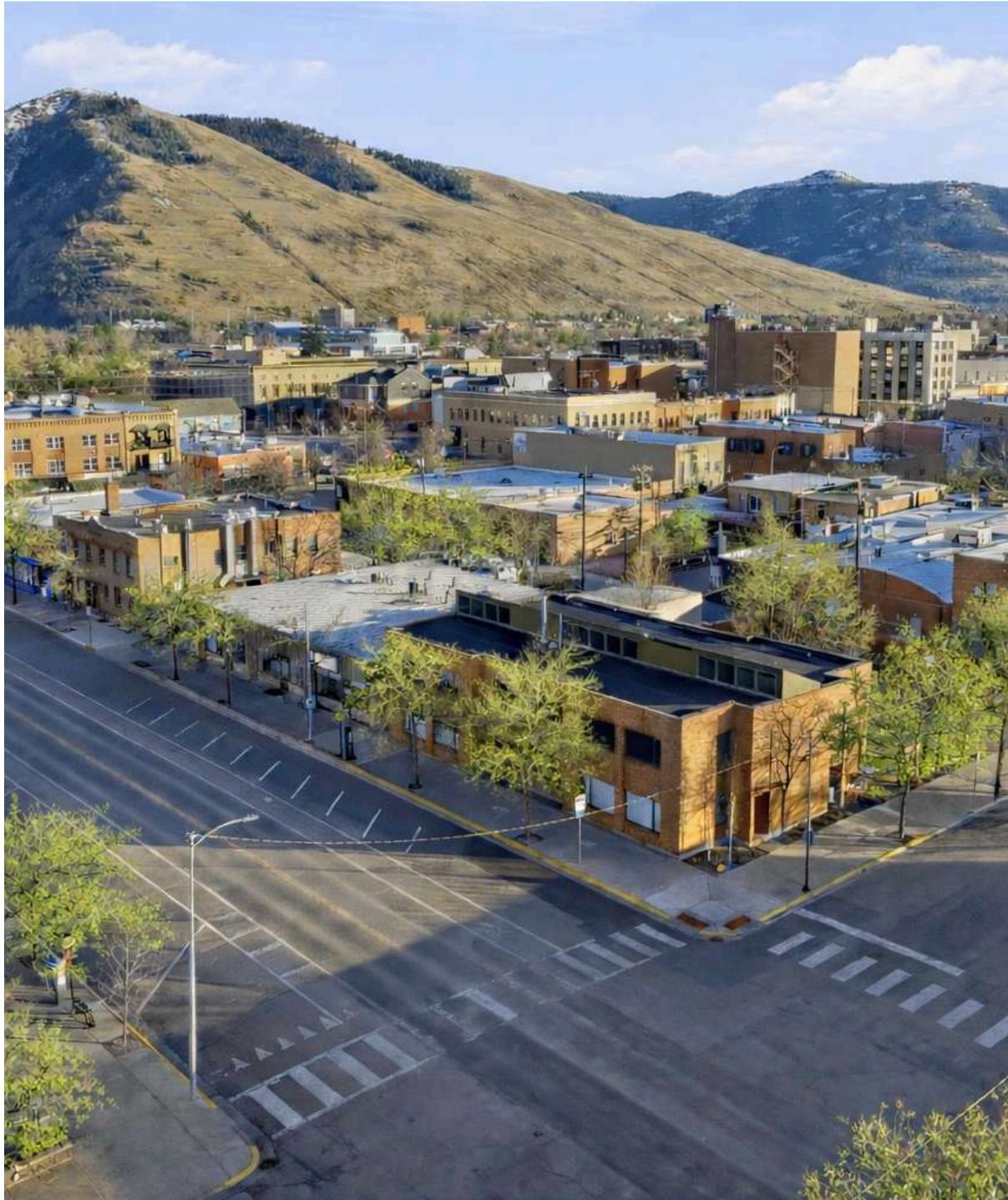
17 Onsite Parking Spaces; Street Parking

Traffic Count

±5,981 VPD (AADT 2024) via Spruce Street



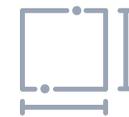
Property Details



One block from the Missoula County Courthouse and City Hall in the heart of Downtown Missoula.



Downtown Core (D-C) Zoning provides use flexibility and long-term redevelopment upside



**Hybrid Owner-User Opportunity
Near-term lease rollover creates flexibility for partial occupancy while maintaining in-place income.**



17 On-Site Parking Spaces - a rarity downtown



Corner Lot Visibility at Spruce & Ryman



LOCATION



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Image Courtesy of Google Earth

Regional Locator Map



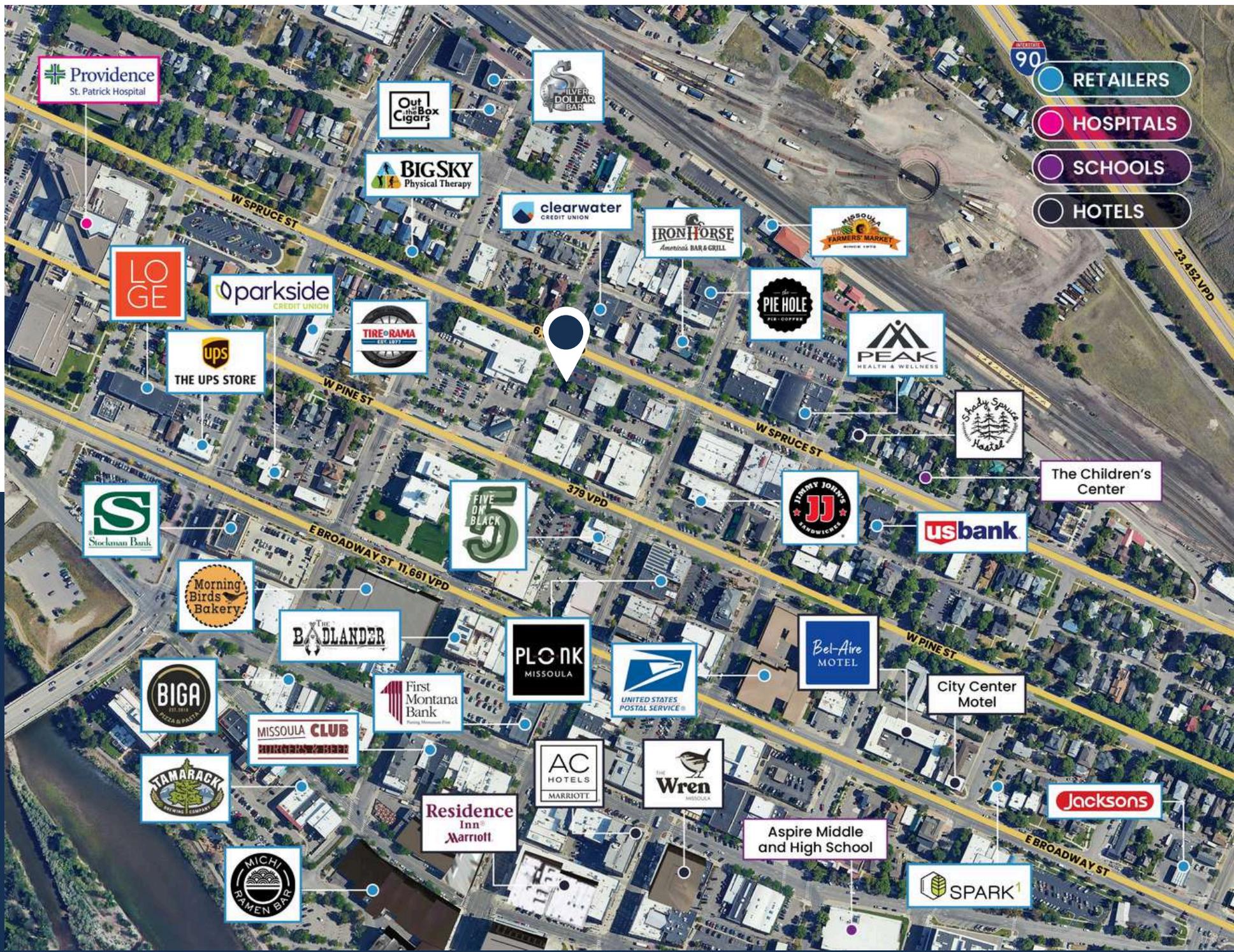
Missoula County Courthouse

City Hall

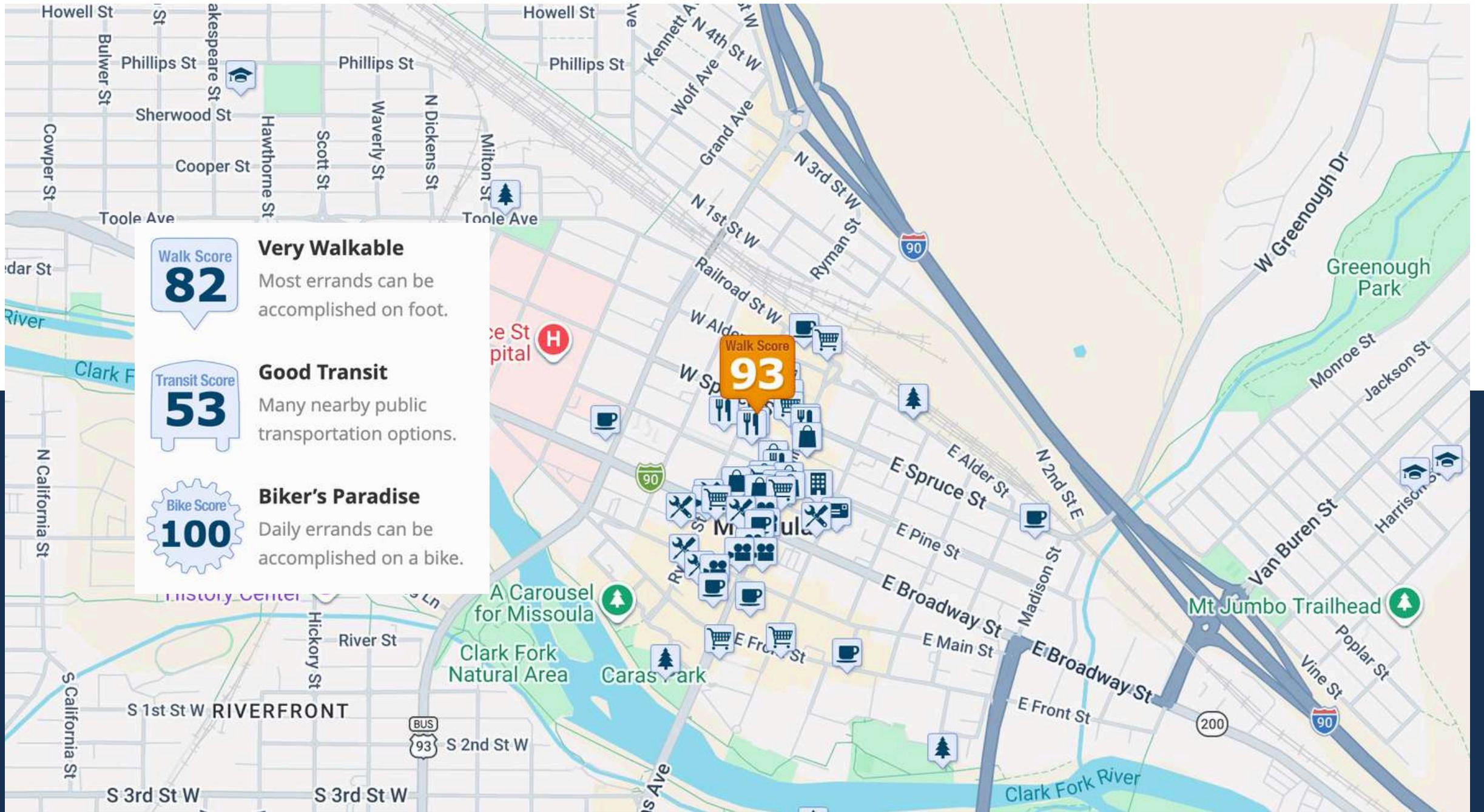
Higgins Street ±4,710 VPD

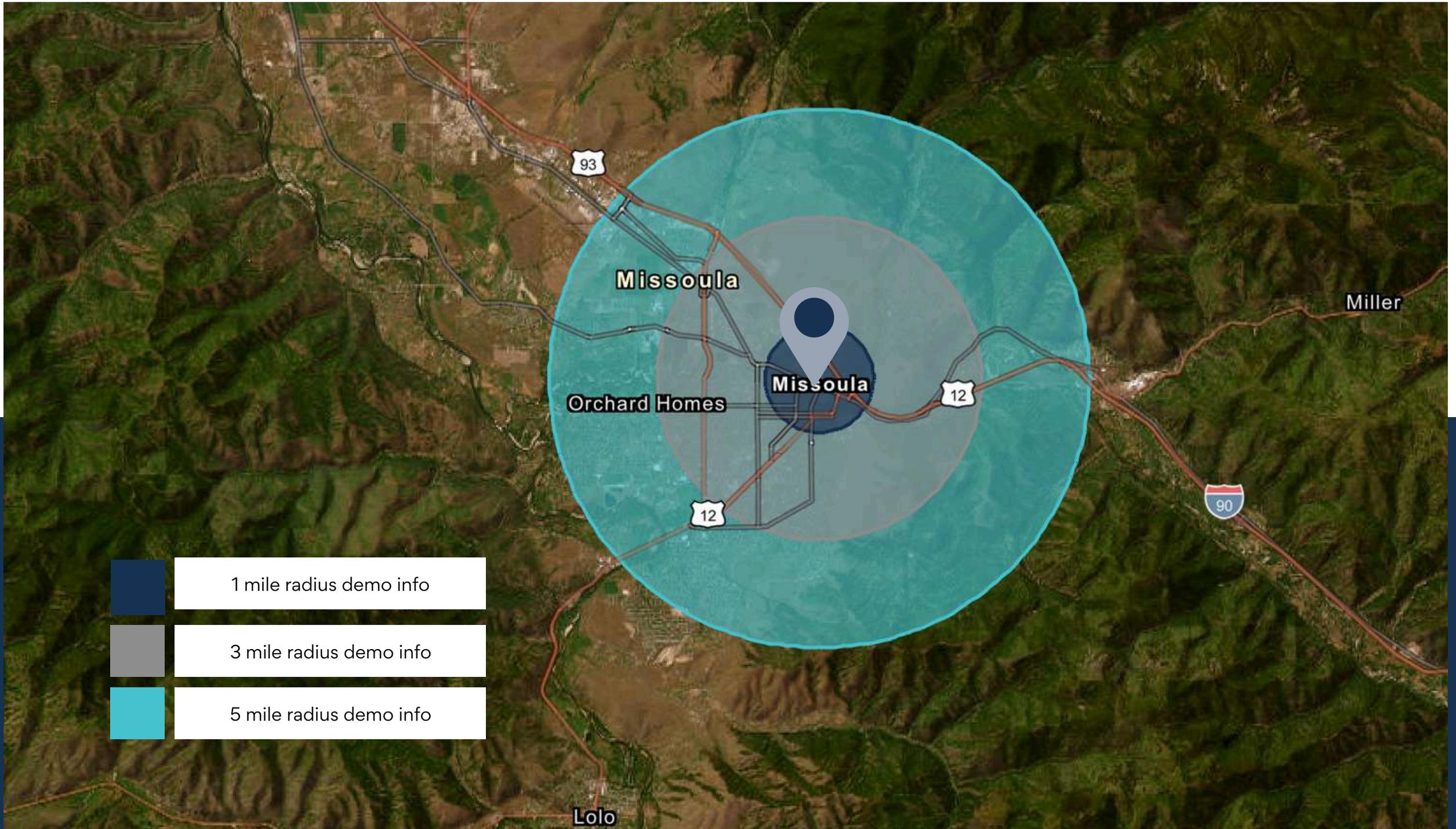
Ryman Street ±1,568 VPD

Spruce Street ±5,981 VPD



Retailer Map





Radius Map

Key Facts

KEY FACTS

1 mile

10,903

Population



Median Age



Average Household Size

\$53,370

Median Household Income

1,758

2023 Owner Occupied Housing Units (Esri)

4,015

2023 Renter Occupied Housing Units (Esri)

BUSINESS

1 mile



1,455

Total Businesses



17,084

Total Employees

Variables	1 mile	3 miles	5 miles	ZIP Codes 59802 (Missoula)	Counties Missoula County	States Montana	United States of America United States
2022 Total Population	10,903	60,680	85,681	21,739	123,770	1,144,799	339,887,819
2022 Household Population	10,473	58,091	82,760	21,460	120,643	1,115,471	331,671,159
2022 Family Population	4,871	34,221	53,768	13,017	85,153	851,883	264,093,561
2027 Total Population	11,307	62,128	89,191	22,577	128,306	1,205,657	347,149,422
2027 Household Population	10,877	59,539	86,270	22,298	125,179	1,176,329	338,932,762
2027 Family Population	5,041	34,786	55,865	13,423	88,019	895,113	269,093,856

HOUSING STATS

1 mile



\$541,739

Median Home Value



\$6,047

Average Spent on Mortgage & Basics



\$892

Median Contract Rent

2025 Households by income (Esri)

The largest group: \$75,000 - \$99,999 (16.7%)

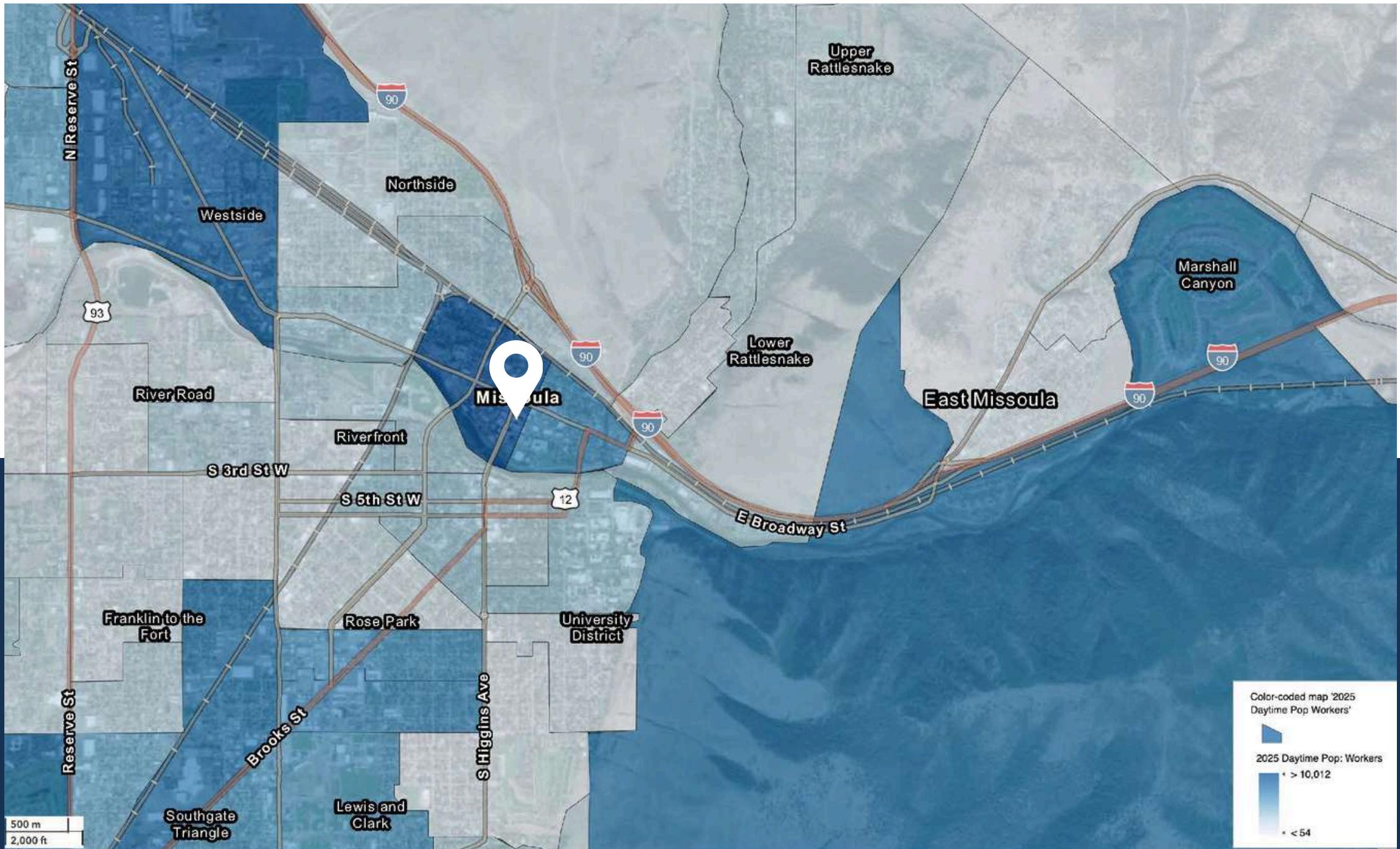
The smallest group: \$200,000+ (3.6%)

1 mile

Indicator ▲	Value	Diff
<\$15,000	15.2%	+6.5%
\$15,000 - \$24,999	9.8%	+3.3%
\$25,000 - \$34,999	11.4%	+3.9%
\$35,000 - \$49,999	11.0%	+1.1%
\$50,000 - \$74,999	14.7%	-0.6%
\$75,000 - \$99,999	16.7%	+2.4%
\$100,000 - \$149,999	10.6%	-8.0%
\$150,000 - \$199,999	7.1%	-2.5%
\$200,000+	3.6%	-5.9%

Bars show deviation from Missoula County

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$38,033	\$41,309	\$43,418
2022 Median Household Income	\$53,370	\$62,467	\$70,817
2022 Average Household Income	\$73,537	\$87,808	\$96,192
2027 Per Capita Income	\$41,741	\$46,255	\$48,875
2027 Median Household Income	\$61,200	\$71,445	\$80,487
2027 Average Household Income	\$80,351	\$97,564	\$107,724

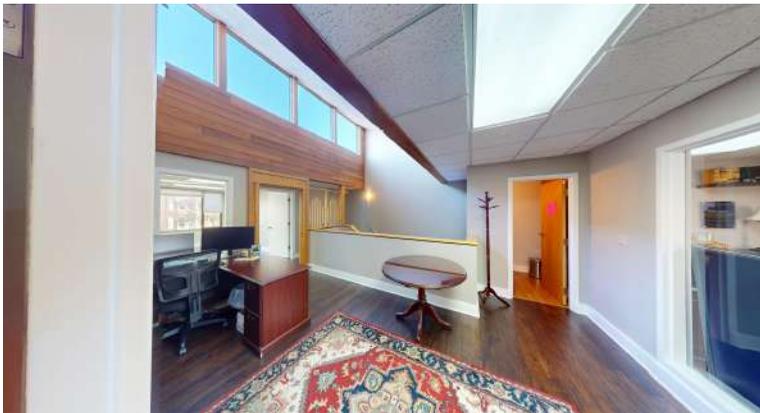


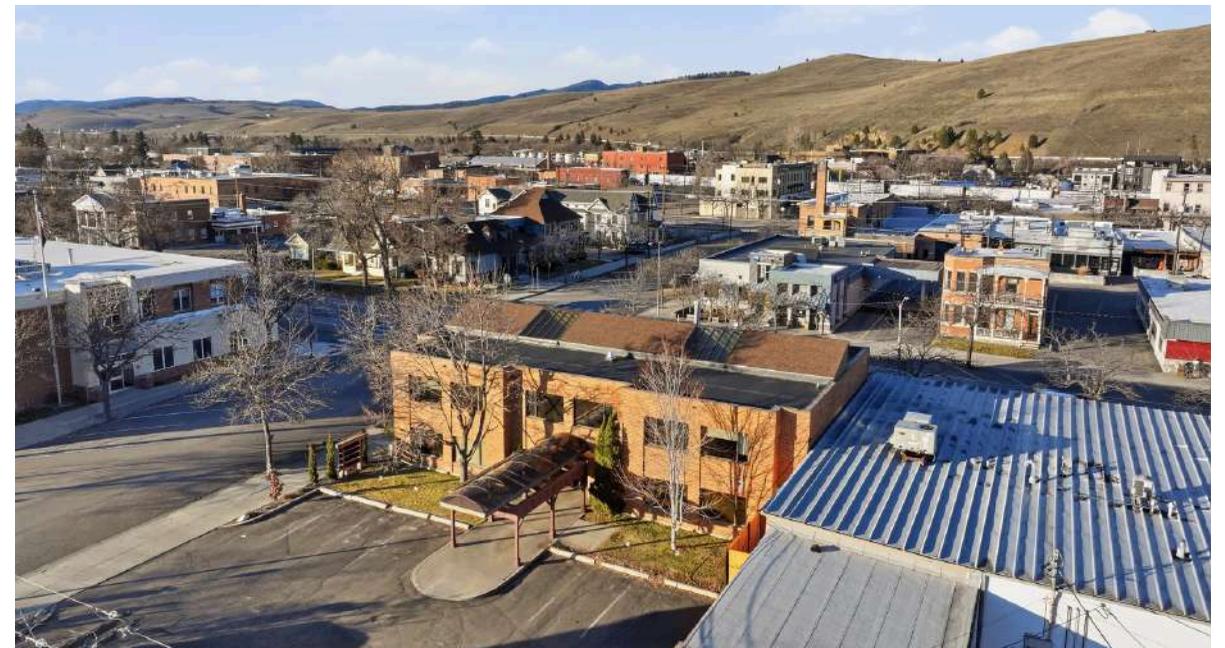
Area Employment Heat Map

PROPERTY DETAILS



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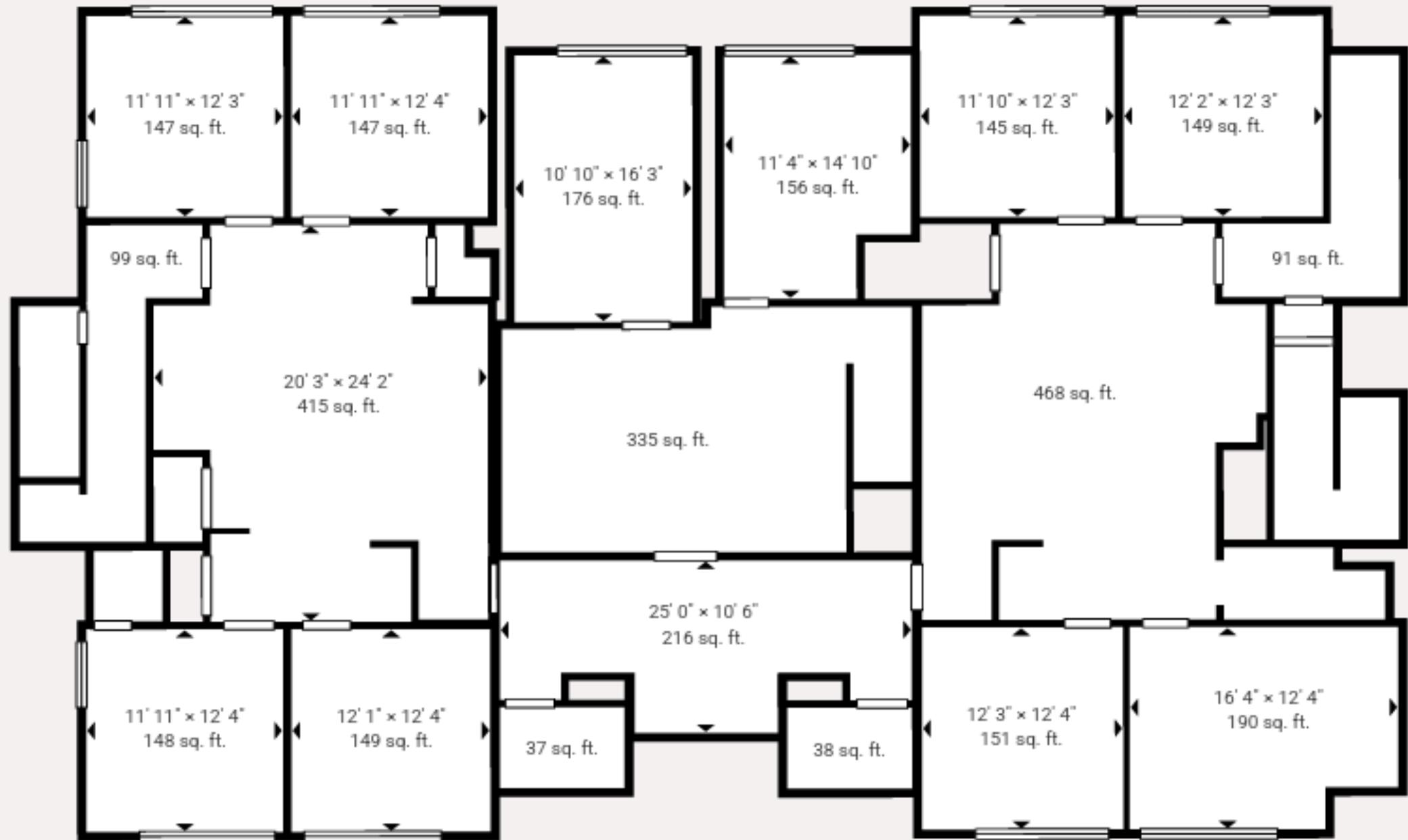






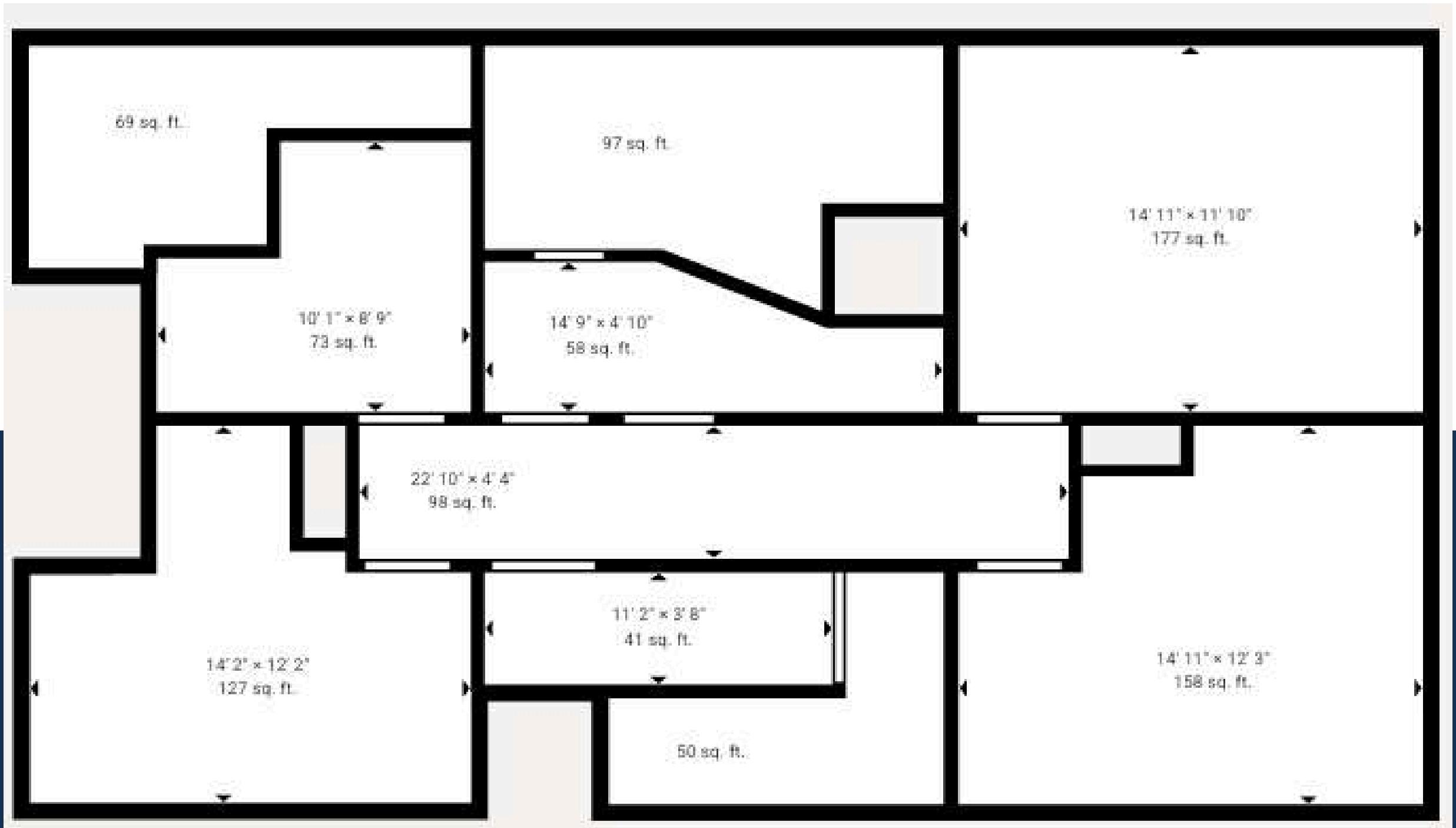


Floor 1

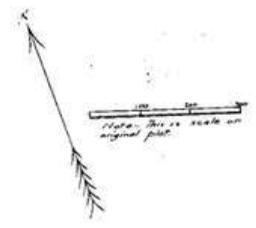
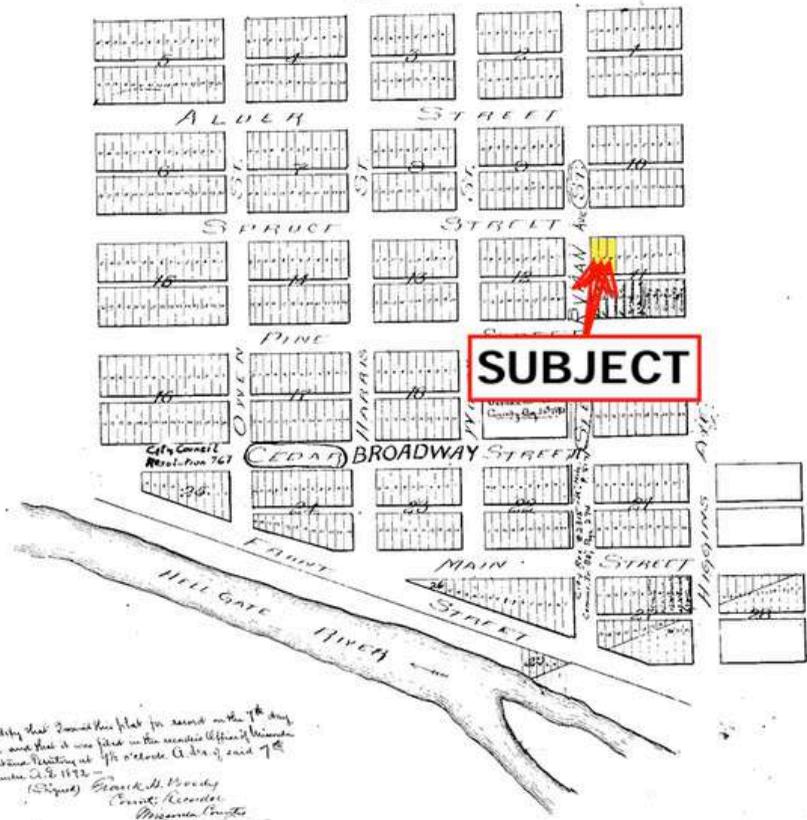


Floor 2





Higgins & McConner's
 Addition
 to
 Missoula
 Montana



SUBJECT

I hereby certify that I am the holder of the 1st day of November, and that it was filed in the records of the County of Missoula, Montana, at the records office of said County of November 1st 1912.

Charles H. Boring
 County Recorder
 Missoula, Montana

County of Montana
 City of Missoula

I, B. B. Boyard, County Clerk of the County of Montana, do hereby certify that the above is a true and correct copy of the original plat of Higgins & McConner's Addition to Missoula, Montana, as shown to me by the holder of the same, and that I have not at any time and the date of November 1st day of November, 1912.

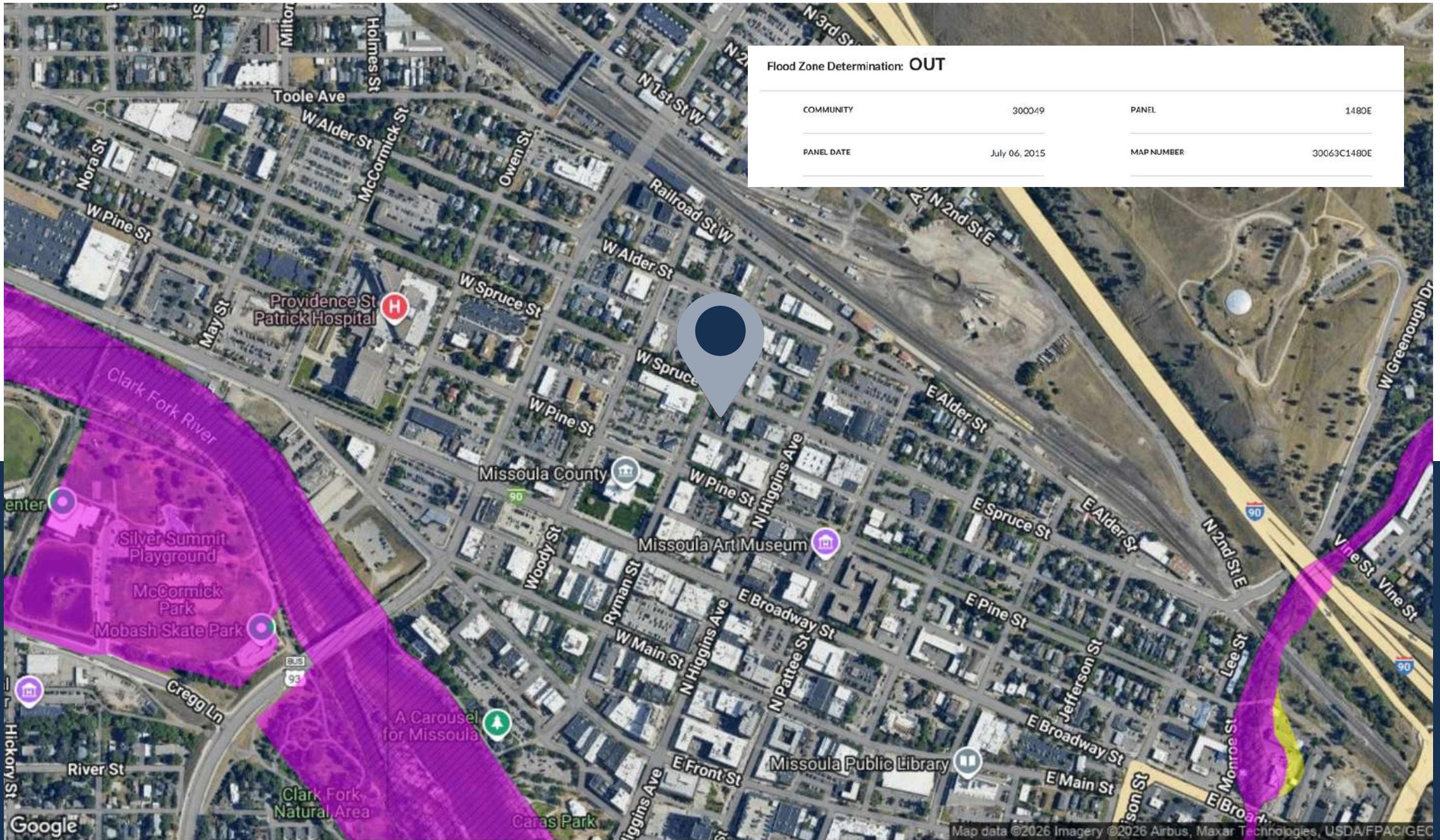
B. B. Boyard
 County Clerk

NOTICE OF RECORDS
 City of Missoula

RECORDS CERTIFICATE

I, _____, County Clerk of the County of _____, do hereby certify that the above is a true and correct copy of the original plat of Higgins & McConner's Addition to Missoula, Montana, as shown to me by the holder of the same, and that I have not at any time and the date of November 1st day of November, 1912.

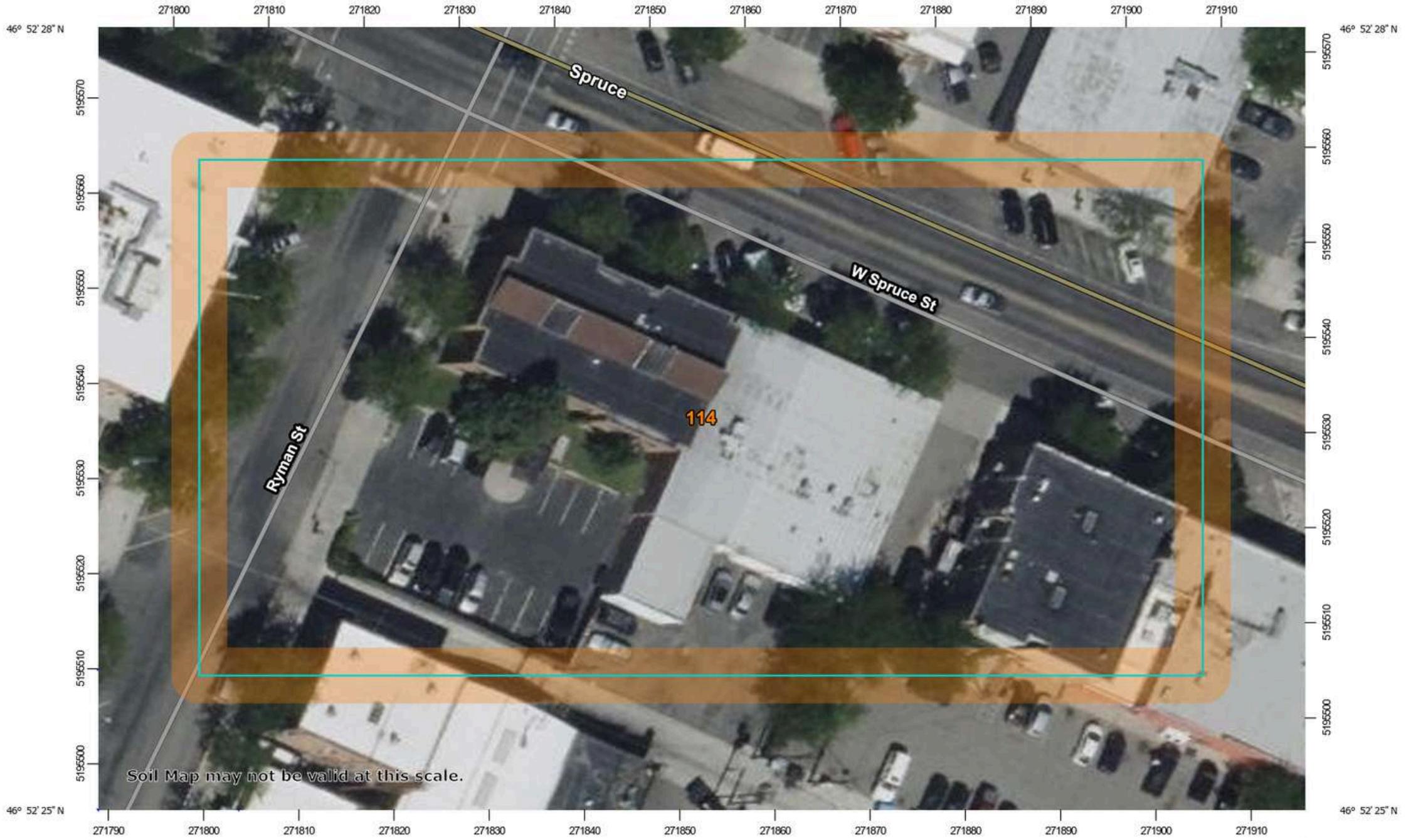
ATTEST:



Flood Zone Determination: **OUT**

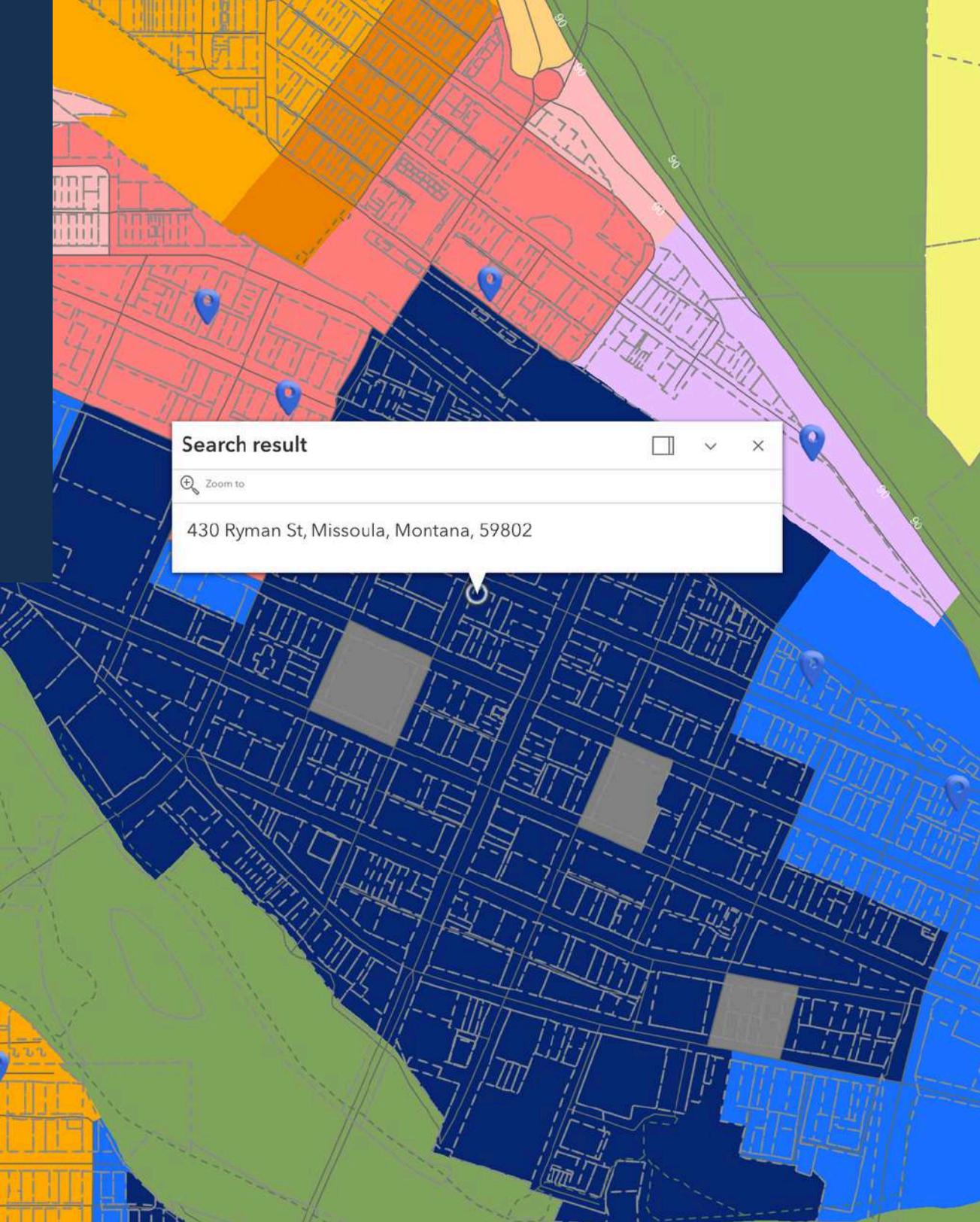
COMMUNITY	300049	PANEL	1480E
PANEL DATE	July 06, 2015	MAP NUMBER	30063C1480E

Flood Zones: X500 or B Zone A Zone V Zone D Zone Floodway CBRA



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
114	Urban land	1.4	100.0%
Totals for Area of Interest		1.4	100.0%



Search result ☐ ▼ ✕

Zoom to

430 Ryman St, Missoula, Montana, 59802

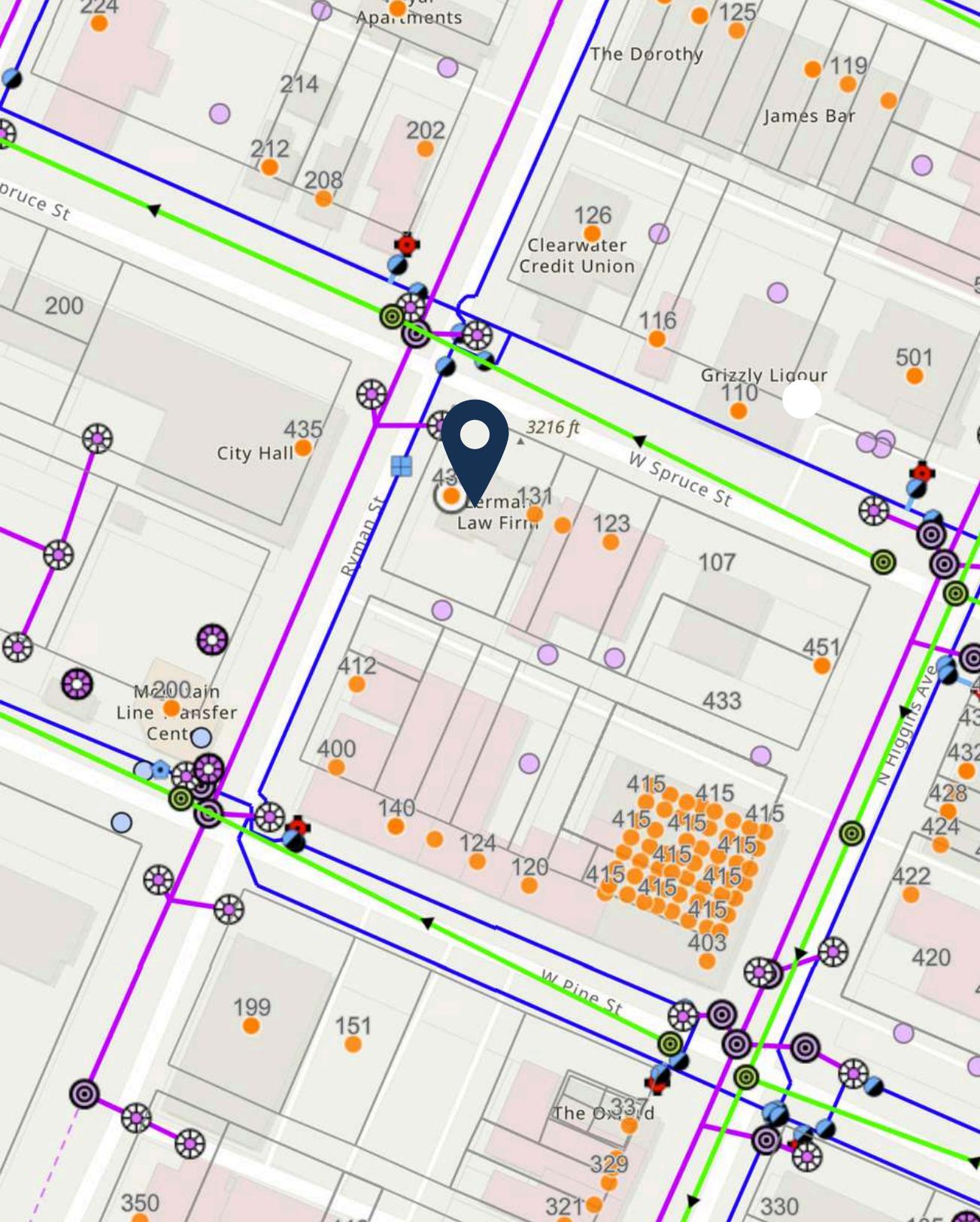
Current Zoning

City of Missoula

Downtown Core (D-C)

[Link to Zoning Code](#)





Utilities

Water	City of Missoula
Wastewater	City of Missoula
Broadband	Blackfoot Communications; CenturyLink; Spectrum; T-Mobile 5G

Sanitary Sewer Flow Direction Arrows

Sanitary Gravity Main Flow Direction

Sanitary Pressurized Main Flow Direction

Sanitary Sewer

Sanitary Gravity Main
 City
 Other

Sanitary Pressurized Main
 City
 Other

Water

Water Hydrant
 City
 Other

Water Main
 City
 Other

MARKET OVERVIEW



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Missoula Air Service

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

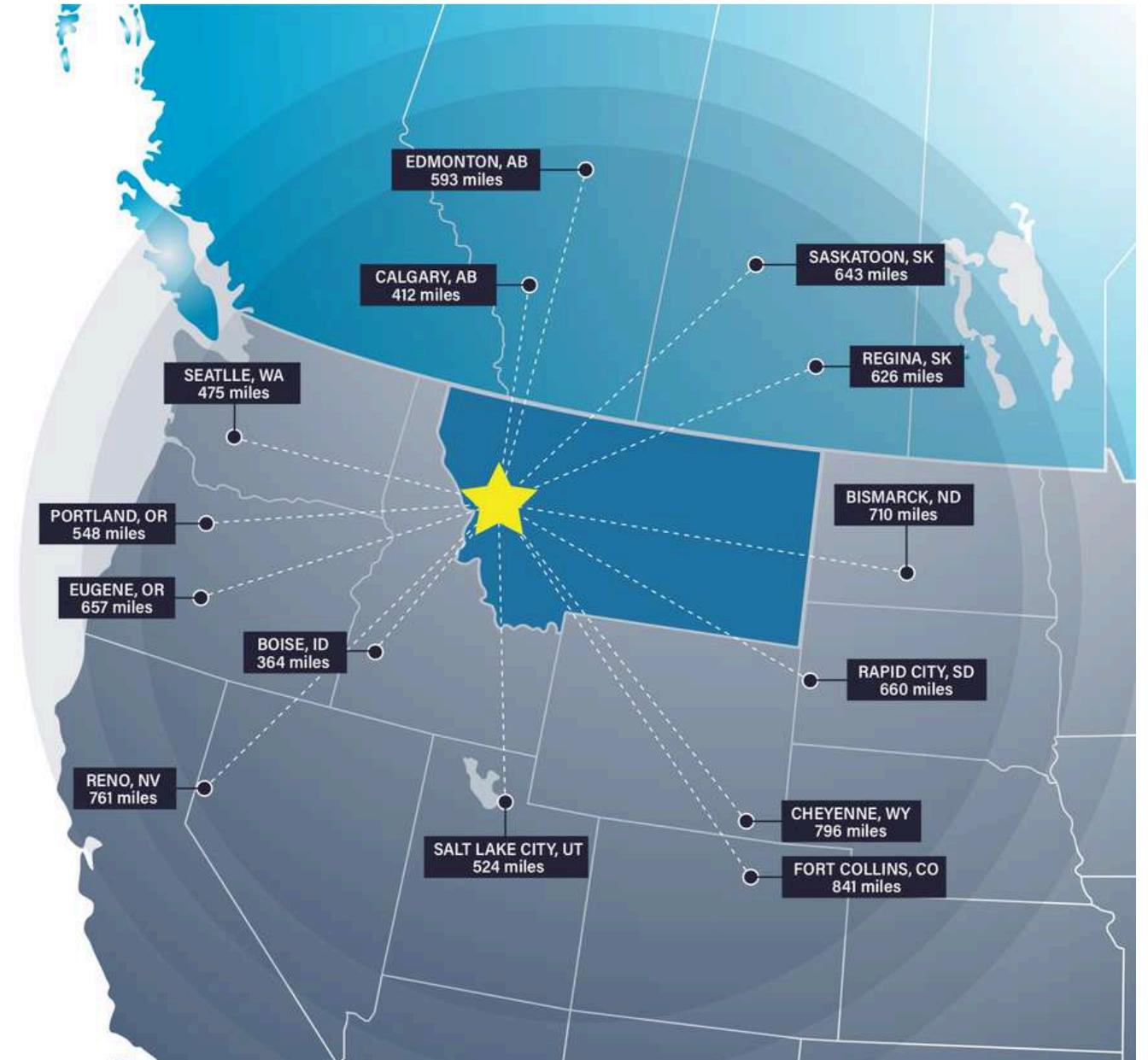


Missoula Access

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.



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.

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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.