

Downtown Historic Brick Building

4,200 SQ FT ON THE HIP STRIP IN MISSOULA, MT



**COLDWELL BANKER
COMMERCIAL**

DREW WARD WARNE
ADVISORY GROUP

**817 S Higgins Avenue
Missoula, MT**

\$5,550 / mo + NNN \$1,934/mo

OFFERING MEMORANDUM



817 S Higgins Avenue
Missoula, Montana



Katie L. Ward
Broker - Owner
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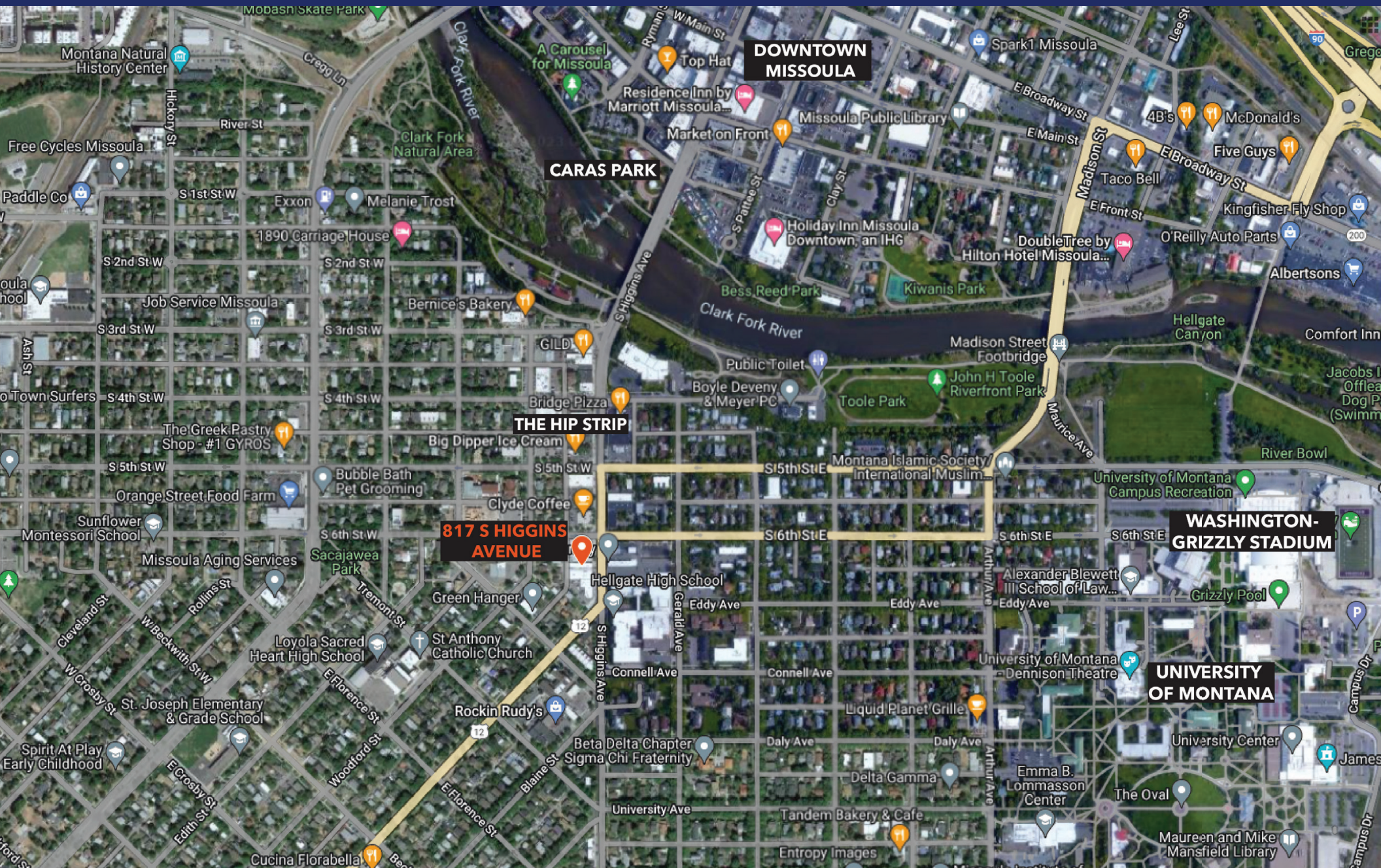
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PROPERTY OVERVIEW



817 South Higgins is a hard-to-find 4200 square foot Brick Downtown Building on the Missoula Hip Strip! Complete with 14 ft +/- ceilings, this building has been Owner Occupied and very well maintained by Seller, Bryant Photography for 25+ years. The tasteful finishes, open floor plan, nice tall ceilings and overall design lends itself to both a user owner, single-tenant or multi-tenant use.

LEASE PRICE: \$5,550/month + NNN

4,200 sq ft Open Floor Plan
(plus additional storage area on second level not included in 4,200 sf)

2 Large Restrooms

Free On Street Parking & Alley Access

High Visibility Storefront Frontage
on S Higgins Avenue

21,000+ Daily Traffic Count (VPD)

13 min Drive to MSO Airport

Located on Missoula's Hip Strip, a favorite destination for both tourists & locals with a unique trendy collection of restaurants & shops - 100% locally owned and operated.

Walking distance to Downtown Missoula & Caras Park which host a variety of festivals & events attracting over half a million people each year

Just 5 minutes from The University of Montana Campus & Washington Grizzly Football Stadium attracting 11,000+ students per year & 25,000+ football fans per game.



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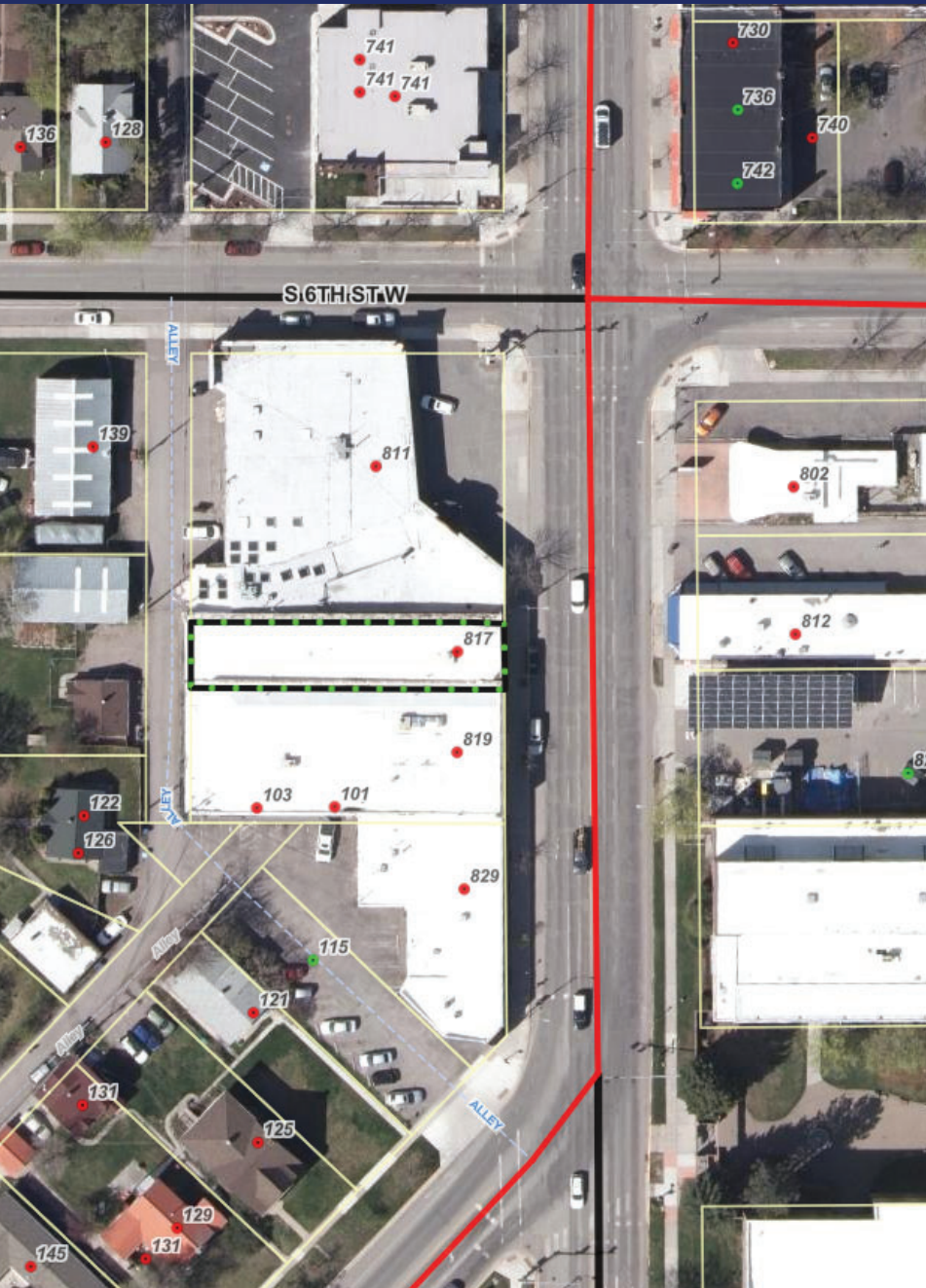
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PROPERTY DETAILS

GEOCODE:	04-2200-21-4-07-07-0000
ZONING:	C1-4/City of Missoula MT
LEGAL DESCRIPTION:	KNOWLES ADDITION # 2, S21, T13 N, R19 W, BLOCK 84, Lot 5
LOT SIZE:	.096 acres
TAX ID:	5952104
PROPERTY TAXES:	\$15,112.58
CITY SERVICES:	Water & Sewer
YEAR BUILT:	1905
IMPROVEMENTS:	New Membrane Roof approx 2005 Alley Exterior Brick, Windows & Doors 2015
WALK/BIKE SCORE:	90 WALK / 100 BIKE
PUBLIC TRANSPORTATION:	6 Bus Stops on Multiple Routes within 3 minute walk (FREE CITY BUS) 10 minute walk to Downtown Transfer Center

MISSOULA DEMOGRAPHICS

	<u>COUNTY</u>	<u>CITY</u>
POPULATION (est 2022):	121,041	76,995
POPULATION GROWTH SINCE 2010:	10%	13%
MEDIAN HOUSEHOLD INCOME:	\$65,682	\$54,423
MEDIAN AGE:	37	40
MEAN TRAVEL TIME TO WORK:	17.8 minutes	15.5 minutes



ZONING MAP



ZONING DISTRICT

C1-4 / City of Missoula - Neighborhood Commercial

ZONING REGULATIONS:

https://library.municode.com/mt/missoula/codes/municipal_code

CITY OF MISSOULA WEBSITE:

<http://ci.missoula.mt.us/>



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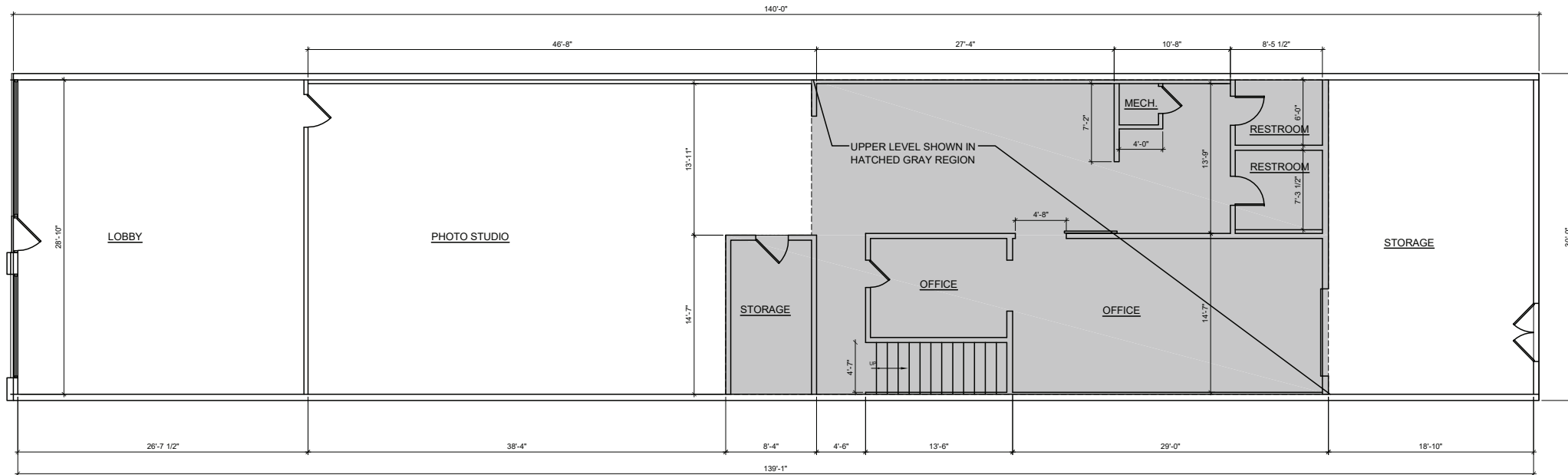


ENTRANCE LOBBY / STUDIO SPACE





FLOOR PLAN



817 S HIGGINS - FLOOR PLAN

SCALE: $\frac{3}{32}" = 1'-0"$

NOTE: ALL DIMENSIONS ARE APPROXIMATE AND TAKEN FROM WALL FINISHED FACE, ARCHITECT TO FIELD VERIFY ALL DIMENSIONS AND WALL THICKNESS PRIOR TO NEW LAYOUT.



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