

818 W Central Avenue, Missoula, MT 59801

MLS#: **30062038**
Status: **Active**Prop Type: **Commercial Sale**
Sub Type: **Building w/Land**Price: **\$949,000**
DOM/CDOM: **214/214**

Unit: Geocode: **04220028318020000**
 City Limits: **Yes** County: **Missoula**
 Yr Built: **1977** Subdiv:
 Lot Size: **0.164 ac/Public Rec** \$/SqFt: **\$233.17**
7,144 sqft Tot Bldg SqFt: **4,070**
 Property Sub Type Additional: **Commercial Lot, Office**

Business DetailsGross Income Range:
Current Use: **Vacant**Occupant Type: **Vacant****Public Remarks**

818 W. Central is centrally located in the midtown area of Missoula, Montana. With 2 floors totaling over 4000 square feet, this property could easily be finished and configured for either one or two businesses. It contains 10 off-street parking spots. It was recently remediated and the main level was taken down to the studs and is ready to be completed to your specifications. Listing agent is an owner in this building. It is the responsibility of the buyers and their agents to verify all info regarding this property. Info is provided by outside sources and deemed reliable but it is not guaranteed by listing agent or listing office.

Interior FeaturesFlooring: Basement: **No, None****Exterior Features**

Exterior Feat: **Awning(s)**
 Lot Features: **Level**
 Parking: **10/Alley Access, On Street**

Construction: **Metal Siding, Vinyl Siding**
 Roof: **Other**
 Fencing: **None**
 Road Frontage: **City Street**
 Waterfront: **No**

Stories Abv Grnd: **Two**
 Foundation: **Poured Concrete**
 View: **Residential**
 Topography: **Level**
 Road Surface: **Asphalt**
 Community Feat:

Systems & Utilities

Cooling: Sewer: **Public Sewer**
 Heating: Water: **Public**
 Other Equip: Utilities: **Electricity Connected, Internet Available, Natural Gas Connected**

Property/Lot

Lot Dimensions: Year Built Source: **Public Records**
 Seasonal Access: Remodel/Updates: **Under Construction** Flood Plain: **None**

Legal/Taxes

Assessor #: **0001052952** SID(s) Included: **No** Covenant: **No**
 Zoning: **/** SID Annual Amt: School Dist:
 Taxes: **14,182.14** SID Est Tot Payoff:
 Tax Year: **2025** SID Features:
 Tax Assessed: SID Perpetual Amt:
 Legal Desc: **Homevale Addition, S28, T13N, R19W, Block 16, Amended Plat-Portion B & PT Vac Alley**
 Lease Term Remarks:

Agent/Broker Info

List Office: **EXIT Realty Missoula**
 Office Phone: **406-721-1010**
 Office Fax: **888-280-8081**

List Agent: **Kevin R Bailey**
 Contact #: **406-544-5164**
kevin@exitrealtymt.com

Showing

Lock Box Desc: Lock Box Loc: **See Remarks** Sign On Property: **Yes**
Showing Requirements: **Lockbox, Vacant**
Showing Instructions: **Lockbox is on the railing in the back. As a courtesy, text the listing agent the time you are going.**
Showing Contact Type: **Listing Agent** Showing Name: **Kevin Bailey** Showing Phone: **406-544-5164**
Directions: **Stephens Avenue, East on West Central**



Listing/Contract Info

Owner Name: River Road Investments, LLC	Owner Phone:	Land Lease Y/N:
Sellers Pref Title Co: Insured Titles	Agent Owned: Yes	Buyer Financing:
Orig List Price: \$998,500	Listing Service: Full Service	Buy Fin Owner Fin % Down:
	Listing Agreement: Exclusive Agency	Buy Fin Owner Fin Tot Pymt:
	Listing Terms: Cash	Possession: Close Of Escrow
Listing Contract Date: 12/12/2025	Expiration Date: 12/10/2026	Under Contract Date:
Special Listing Conditions: Standard/None		
Realtor Remarks: Listing agent is an owner in this building.		

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