

Agent Full - No Suppression

3521 Brooks Street, Missoula, MT 59801

MLS#: **30054845**Status: **Active**Recent: **07/30/2025 : New Listing**Prop Type: **Land and Lots**Sub Type: **Commercial**Price: **\$1,750,000**
DOM/CDOM: **5/5**Unit:
City Limits: **Yes**
Lot Size: **0.804 ac/Public Rec
35,022 sqft**Geocode: **04220032321030000**
County: **Missoula**
Subdiv:
\$/Acre: **\$2,176,617**

Public Remarks

High-Visibility Commercial Land on Brooks Street Located in one of Missoula's most active commercial corridors, this .86-acre parcel at 3521 Brooks Street offers a prime opportunity for redevelopment. Previously home to a successful restaurant, the site is now cleared and ready for new construction. With high traffic exposure—an Annual Average Daily Traffic (AADT) count of over 21,000 vehicles. Zoned C1-4, this property supports a variety of development possibilities including office, retail, medical, automotive, and service-based businesses. The flat topography, existing access from Brooks Street, and proximity to national retailers enhance the site's development efficiency and market appeal. Whether you're an investor seeking a high-traffic location or a business owner ready to build a custom facility, 3521 Brooks Street is a rare offering in one of Missoula's most visible commercial zones.

Features

Lot Features:	View:
Fencing:	Topography:
Horse Feat:	Road Surface:
Road Frontage:	Other Struct:
Waterfront: No	Mineral Rights:
Water Body:	Mobile Homes Permitted:
Frontage:	

Systems & Utilities

Cooling:	Sewer:
Heating:	Water:
Other Equip:	Utilities:
Green Feat:	Off Grid: No
Irrigation:	

Property/Lot

Lot Dimensions:	Year Built Source:	Waterfront Frontage:
Seasonal Access:	Remodel/Updates:	Flood Plain: None
Horses Allowed:	Land Lease Details:	
Neighborhd Feat:		

Association Info

Association: /	Association Transfer Fee: None
Assoc Name:	
Assoc Amenities:	
Assoc Fee Includes:	

Legal/Taxes

Assessor #: 0001657807 & 000066140	SID(s) Included: No	Covenant: No
Zoning: 1	SID Annual Amt:	School Dist:
Taxes: 38,359.00	SID Est Tot Payoff:	
Tax Year: 2024	SID Features:	
Tax Assessed:	SID Perpetual Amt:	
Legal Desc: NORMAN ADDITION, S32, T13 N, R19 W, BLOCK 69, W31& ONE HALF OF LOT 12 & ALL OF 14 & COBBAN ORCHARD HOMES, S32, T13 N, R19 W, IN NW4 OF LOT 83 AND TRACT A 1 COS 820		
Tax Remarks:		

Tax Comments:

Agent/Broker Info

List Office: **Eagen Real Estate**
 List Team:
 Office Phone: **406-542-1811**
 Office Fax: **406-542-6648**
 Address: **P O Box 7133, Missoula, MT 59807**

List Agent: **Jessie M Eagen**
 Contact #: **406-542-1811**
jessie@jessieeagen.com
 LA License #: **RRE-BRO-LIC-8043**

Showing

Lock Box Desc: Lock Box Loc: Sign On Property: **Yes**
 Showing Requirements: **Contact List Agent/List Office**
 Showing Instructions:
 Showing Contact Type: Showing Name: Showing Phone:
 Directions: **Brooks St corridor**
 Virtual Tour 1:
 Virtual Tour 2:

**Listing/Contract Info**

Owner Name: **VAP FAMILY LIMITED PARTNERSHIP**
 Builder Name:
 Sellers Pref Title Co: **Flying S**
 Short Term Rental:
 Orig List Price: **\$1,750,000**
 Financial Info:

Owner Phone:
 Agent Owned: **No**
 Adjacent Owners:
 Listing Service: **Full Service**
 Listing Agreement: **Exclusive Agency**
 Listing Terms:
 Occupancy Type:

Land Lease Y/N: **No**
 Buyer Financing:
 Buy Fin Closing Entity:
 Buy Fin Owner Fin % Down:
 Buy Fin Owner Fin Tot Pymt:
 Possession:

Listing Contract Date: **07/30/2025**
 Close Date:
 Concessions Comments:
 Special Listing Conditions: **Standard/None**
 Inclusions:
 Exclusions:
 Documents On File:
 Realtor Remarks: **Property can be bought for \$1,750,000 or sellers will do a long term land lease at \$85,000 per year.**
 Add'l Remarks:

Expiration Date: **07/30/2026**
 Close Price:

Under Contract Date:
 Seller Concessions:

The information has been provided from sources deemed reliable but is not guaranteed.

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