

DEVELOPMENT LOT FOR SALE

Missoula Judo and
Danzan Ryu Missoula

LOT 1A

3800 S Russell St, Missoula, MT 59801

VALERIE MCCOLLUM

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REAL ESTATE
MONTANA & Co.

commercial investment retail



PROPERTY DESCRIPTION

Unique opportunity to acquire a prime commercial development parcel within the established and highly visible Russell Square Shopping Center. This rare parcel is ideally situated in a vibrant commercial corridor surrounded by dense residential neighborhoods, schools, and other service-oriented businesses. The property offers exceptional potential for neighborhood-serving uses such as daycare, financial institutions, eating establishments, medical, or professional services. Please note that certain commercial and multi-family uses are restricted under the site's CC&R's—interested parties are encouraged to review these documents. All uses are subject to final approval by Albertson's Corporate. With limited development land available in this sought-after area, this site represents a standout opportunity for businesses looking to serve the growing South Missoula community.

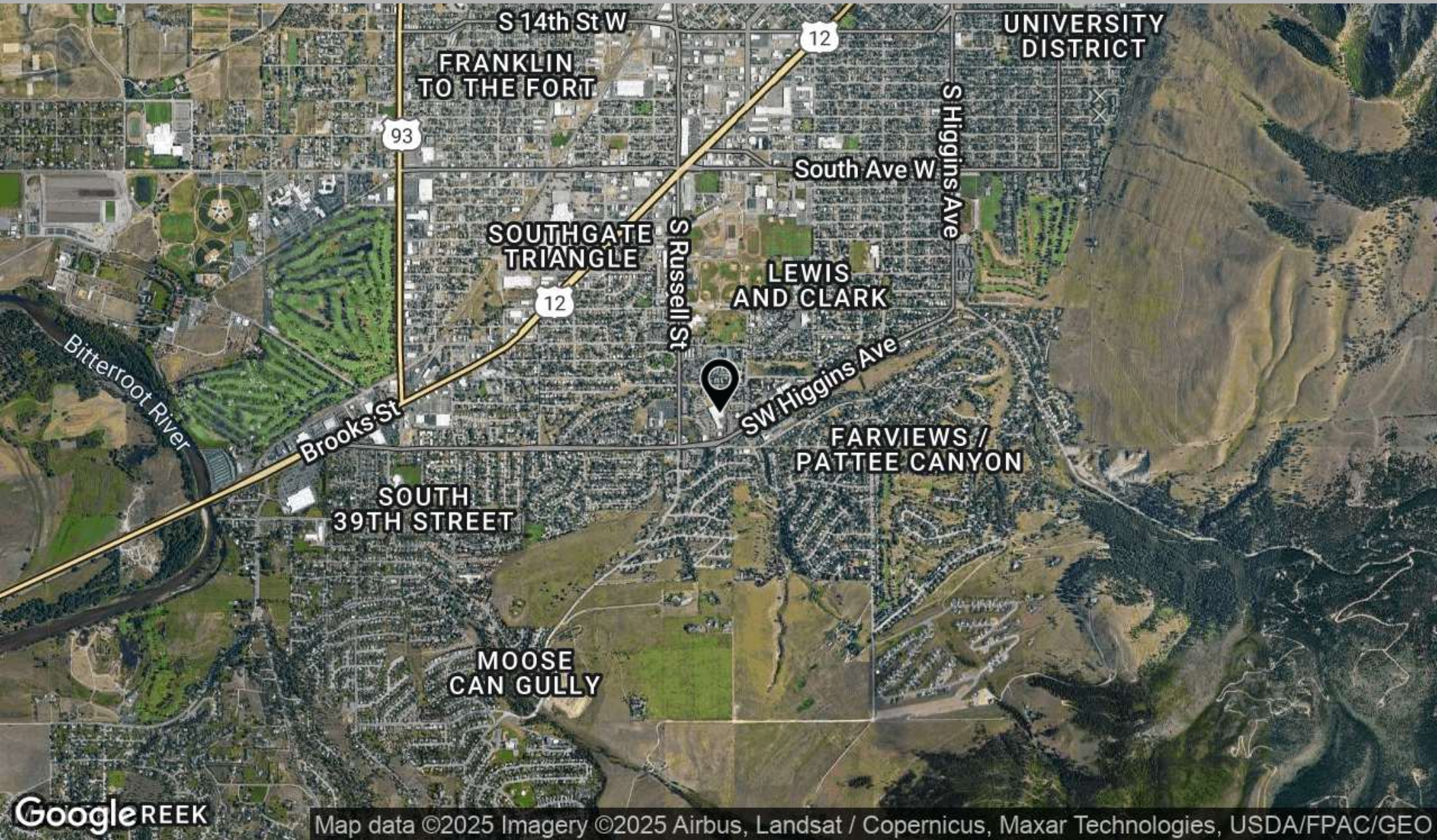
OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	2.88 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,129	37,306	45,862
Total Population	9,650	83,681	105,221
Average HH Income	\$104,970	\$102,564	\$107,147

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