



Restaurant Building

3521 Brooks St
Missoula, MT

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Offering Memorandum

Presented by



Jessie Eagen, Broker

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Restaurant Building



- Building size: 4,140 square feet
- Lot size: 0.804 acres
- Constructed in 1980
- 66 off-street private parking spots
- Brooks St Commercial District

- Offering Price: \$2,500,000
- Large Dining Area with 2 semi private spaces
- Open Kitchen
- FF&E included

Restaurant Building

Prime Restaurant Opportunity on Brooks Street.

Discover this excellent freestanding 4,410-square-foot restaurant located at 3521 Brooks St, Missoula, Montana. Previously home to HuHot Mongolian Grill, this property is fully equipped and ready for its next chapter. Boasting a spacious dining area, two semi-private dining spaces, a service bar, and an open kitchen, it's designed to accommodate high-volume operations.

The back-of-house includes a walk-in freezer and cooler, a large prep and dishwashing area, an office/employee breakroom, and ample storage, ensuring seamless functionality. With 66 off-street parking spaces and an Annual Average Daily Traffic count of 21,868, this property offers unparalleled convenience and exposure.

Built in 1980 and located along the thriving Brooks St commercial corridor, this restaurant is an excellent opportunity for investors and restaurant entrepreneurs alike. The sale includes all FF&E providing a complete package for immediate operation. Business not for sale.

Price - \$2,500,000







Approximate Lot Lines



3521 Brooks St



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Our Team



Jessie Eagen - Broker/Owner
Eagen Real Estate

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Jessie's success in real estate has come from hard work, tenacity, creative solutions and the unique ability to bring buyers and sellers together. With 31+ years of experience and an extensive knowledge of the Western Montana real estate market, Jessie's goal is to provide a full-service real estate experience to serve the entire spectrum of clients that Montana has to offer.



Curtis Strohl - Realtor
Eagen Real Estate

(406) 546-5359

Curtis@JessieEagen.com

Curtis will work hard to meet your goals and to make the process of buying or selling your home or commercial property as smooth, easy and enjoyable as possible. He knows that trust and communication are essential qualities for a Realtor, and his positive attitude and welcoming personality put clients and colleagues alike, at ease.