



**E** EAGEN  
REAL ESTATE  
COMMERCIAL | RESIDENTIAL | INVESTMENT

**\$1,649,000  
For Sale  
Commercial  
Building**

819 S Higgins Ave  
Missoula, MT

Presented By:

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# Property Information

## Section 1



# PROPERTY SUMMARY



## 819 S. HIGGINS AVE, MISSOULA, MT

Prime Retail Investment Opportunity on Missoula's Hip Strip This 8,400-square-foot retail building is 100% NNN leased, featuring an exceptional tenant mix and a highly desirable location on South Higgins Ave/US Highway 12. Boasting a daily traffic count of 19,500, this property is just blocks from the University of Montana campus, Downtown Missoula and residential properties, making it a prime location for consistent visibility and foot traffic. Recent capital improvements enhance the property's value, including:

- Brand-new roof
- Commercial-grade garage door
- Awning replacements
- BTU heater installation
- Paved and striped parking lot with security-grade LED lighting.

Additionally, the building includes over 8,000 square feet of unfinished mezzanine attic space with usable ceiling height, providing significant potential for expansion or storage. With a projected cap rate just above 7.8%, this property offers a solid investment opportunity in a thriving commercial corridor.

## OFFERING SUMMARY

Sale Price:	\$1,649,000
Number of Units:	5
Lot Size:	0.135 Acres
Building Size:	8,400 SF
NOI:	\$128,500.00
Cap Rate	7.8%

DEMOGRAPHICS	0.5 MILES	1 MILE	2.5 MILES
Total Households	2,213	6,788	24,492
Total Population	4,673	14,401	52,700
Average HH Income	\$89,129	\$85,289	\$89,749

# PROPERTY DESCRIPTION



## MISSOULA: CULTURE, COMMERCE & OPPORTUNITY

Missoula is Montana's vibrant cultural and economic center, blending small-town charm with a dynamic, forward-thinking community. As home to the University of Montana, the city benefits from a steady influx of students, professionals, and entrepreneurs who contribute to its innovative spirit. Missoula's strong local economy is fueled by a diverse mix of industries, including education, healthcare, technology, and outdoor recreation, making it a resilient and attractive market for investment.

Surrounded by breathtaking natural landscapes, Missoula offers an unmatched quality of life with access to world-class outdoor recreation, a thriving arts and music scene, and a strong sense of community. The city's commitment to sustainable growth, walkable neighborhoods, and local businesses has positioned it as one of the most desirable places to live, work, and invest in the Northwest.

With its blend of historic charm and modern development, Missoula presents unique opportunities for commercial and residential investment. Nowhere is this more evident than in The Hip Strip, one of the city's most sought-after commercial districts.

### THE HIP STRIP: A VIBRANT COMMERCIAL & CULTURAL HUB

Nestled just south of downtown Missoula along Higgins Avenue, The Hip Strip is a thriving commercial and cultural district known for its eclectic mix of local businesses, historic character, and strong community appeal. This dynamic corridor is home to independent retailers, artisanal coffee shops, craft breweries, restaurants, and entertainment venues, creating a walkable, high-energy environment that attracts both residents and visitors.

With its proximity to downtown, the Clark Fork River, and the University of Montana, The Hip Strip enjoys consistent foot traffic and a built-in customer base. The area's blend of historic architecture and modern reinvestment makes it a unique opportunity for property investors seeking strong visibility, steady tenant demand, and long-term appreciation potential.

Missoula's continued growth and commitment to supporting small businesses enhance The Hip Strip's value as a commercial destination. Whether for retail, dining, or mixed-use development, this district offers a rare combination of character, community, and investment upside in one of Montana's most dynamic cities.

# Financial Analysis

## Section 2



# FINANCIAL SUMMARY



## INVESTMENT OVERVIEW

### 819 S HIGGINS LLC

Price	\$1,649,000
Price per SF	\$196
CAP Rate	7.80%
Net Operating Income	\$128,500

## OPERATING DATA

### 819 S HIGGINS LLC

Property Taxes	\$25,016
Insurance	\$6,232
Maintenance & Repairs	\$1,275
Landscaping/Snow Removal	\$497
Utilities	\$15,500
Operating Expenses	\$48,520

\* NOI will be \$128,500 by April 2026 due to annual rate increase

# RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	ANNUAL RENT	LEASE END
101 Brooks	MTCX	1,250 SF	14.88%	\$9.60	\$1,000	\$12,000	6/30/2028
103 Brooks	Ding Tong (Yama)	1,825 SF	21.73%	\$15.78	\$2,400	\$28,799	7/31/2030
819 S Higgins A	Electric Sound and Percussion	2,959 SF	35.23%	\$16.97	\$4,186	\$50,214	5/31/2025
821 S Higgins	Lulu's Permanent Jewelry	1,200 SF	14.29%	\$16.95	\$1,599	\$20,340	4/30/2029
819 S Higgins B	Stephen Krochta	1,000 SF	11.90%	\$14.39	\$1,262	\$14,390	9/30/2026
<b>TOTALS</b>		<b>8,234 SF</b>	<b>98.03%</b>	<b>\$73.69</b>	<b>\$10,446</b>	<b>\$125,743</b>	
<b>AVERAGES</b>		<b>1,647 SF</b>	<b>19.61%</b>	<b>\$14.74</b>	<b>\$2,089</b>	<b>\$25,149</b>	

## ADDITIONAL PHOTOS

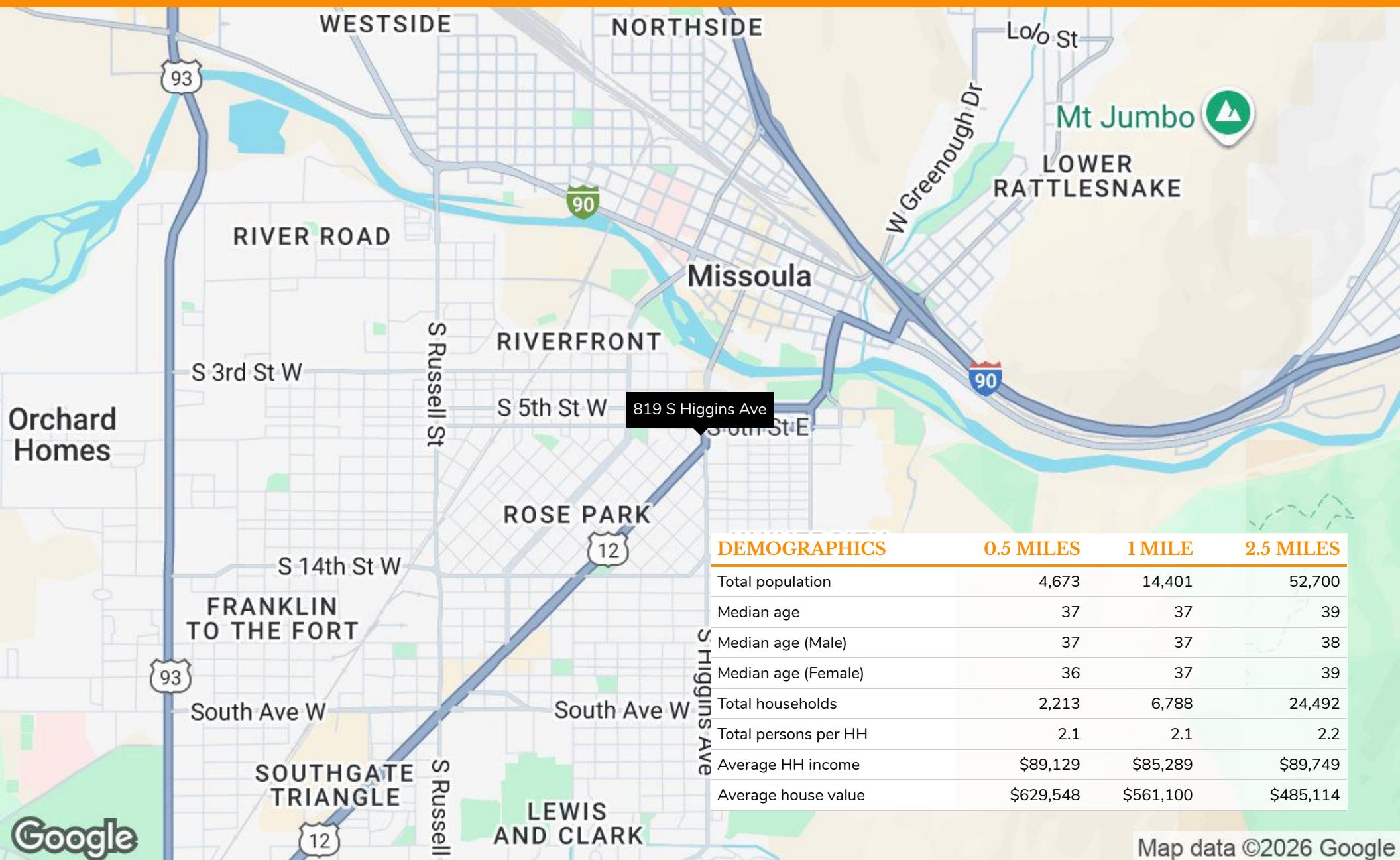


## Location Information

### Section 3



# REGIONAL MAP

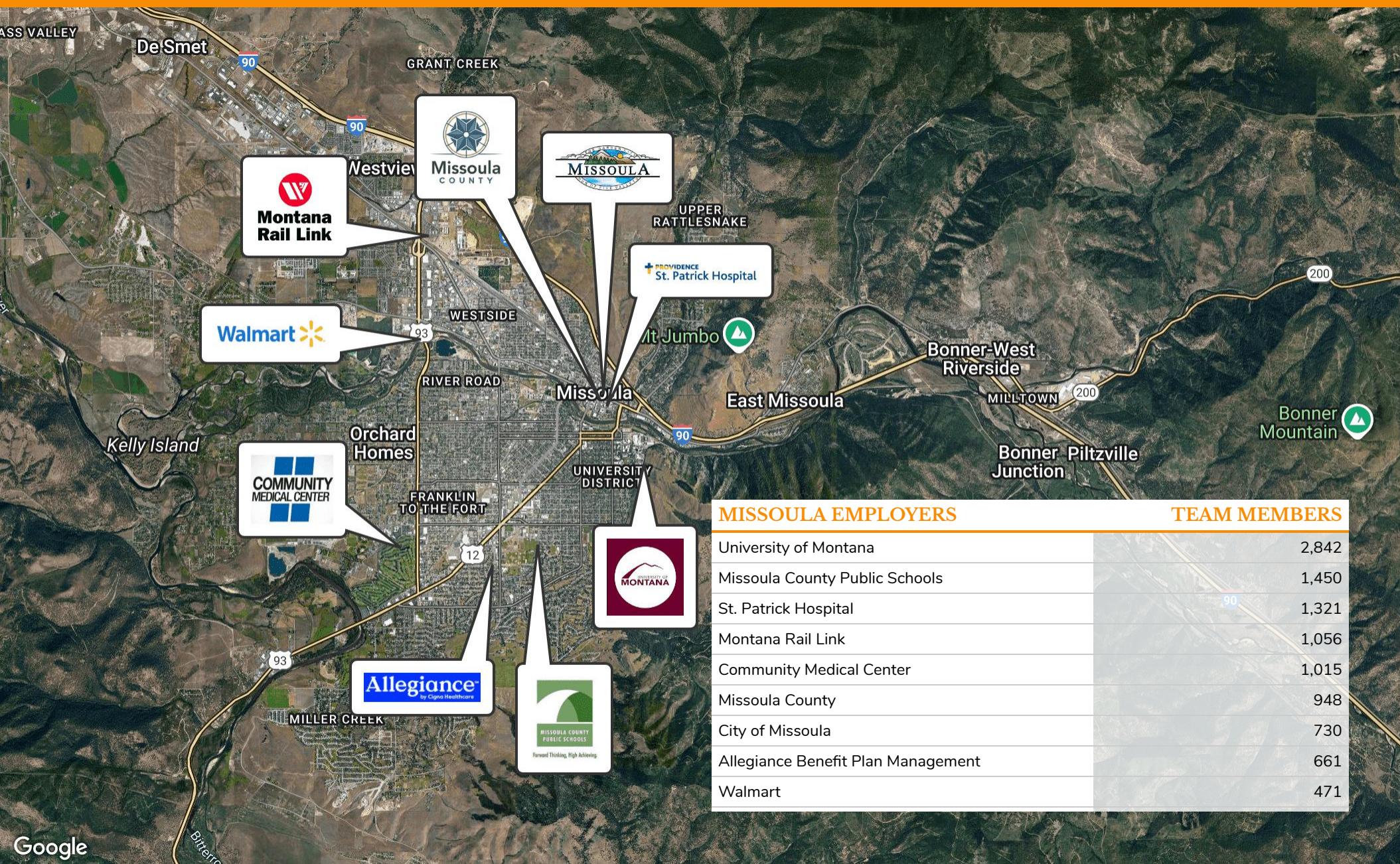


Google

# LOCAL ATTRACTIONS



# MISSOULA EMPLOYERS



## Demographics

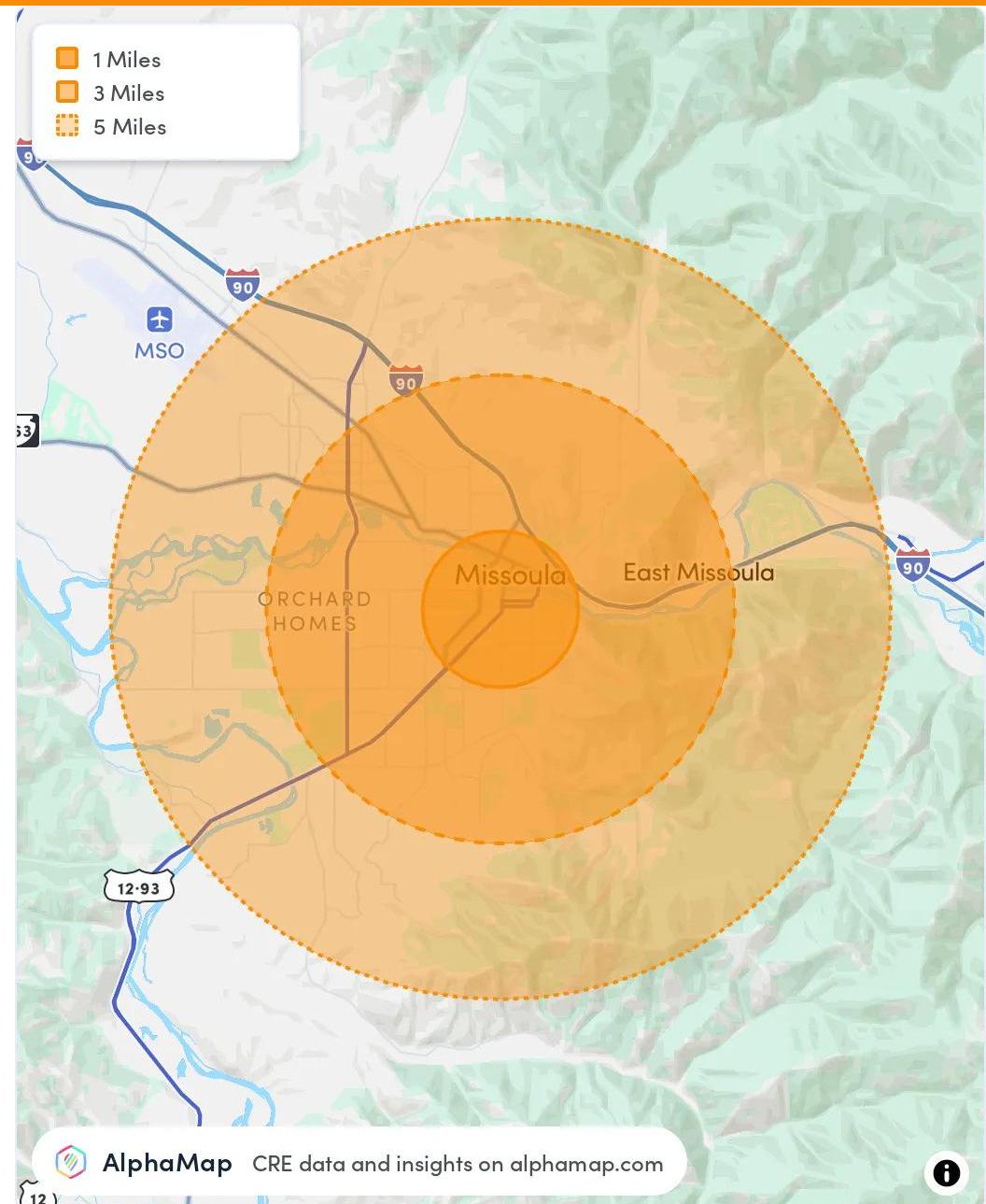
### Section 4



# AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,401	61,541	85,400
Average Age	37	39	40
Average Age (Male)	37	39	39
Average Age (Female)	37	40	41

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,788	28,542	38,258
Persons per HH	2.1	2.2	2.2
Average HH Income	\$85,289	\$92,900	\$102,523
Average House Value	\$561,100	\$480,857	\$486,129
Per Capita Income	\$40,613	\$42,227	\$46,601



# Advisor Bios

## Section 5





## JESSIE EAGEN

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### PROFESSIONAL BACKGROUND

Jessie Eagen is one of the most seasoned and experienced Real Estate agents in the Missoula area. Surviving 32+ years in Montana real estate, with the economic twists and turns, has proven to be a great accomplishment for Jessie. Since his first house sale in 1993 for \$112,000, Jessie has remained focused and determined to be a leader in his field. He has combined his dedication and experience to make a giant footprint in the Residential, Commercial & Investment, and Flathead Lake markets the past 32 years and he continues to raise his personal bar to deliver excellence in every transaction.

Jessie has always been heavily involved in all aspects of real estate, from development of new multi-family projects, building spec homes, consulting on residential developments to buying and selling homes for himself. With his well-rounded experience in all areas of the industry, Jessie prides himself on being an aggressive negotiator with the foresight in knowing how to get the deal done. He's always looking for buyers and sellers, a real competitive advantage in the industry. He finds the right buyers, the right sellers, the right investors, the right property and he brings it all to you.

Jessie's personable and professional character allow him to build and maintain solid relationships, which explains why his business has grown mostly from referrals and repeat clients. He uses sound knowledge, cutting edge technology, tried wisdom, tenacity and a good amount of hustle to achieve the goals and expectations of his clients.

Jessie was born and raised in Great Falls, MT. After graduating from University of Montana with a Business degree, Jessie began his real estate career in 1992 and made Missoula home. Despite Jessie's busy schedule, he still finds time to spend with his loving family. He spends his time between his hometown of Missoula and his favorite place in the world, Flathead Lake.

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