



SterlingCRE
ADVISORS

Prime Downtown Missoula Office Building | For Sale

150 East Pine Street
Missoula, Montana 59802
±9,294 SF Building | 0.30 Acre Lot

Exclusively listed by:
Matt Mellott, CCIM | SIOR
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406.203.3950



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Opportunity Overview

SterlingCRE Advisors is pleased to present this rare opportunity to acquire a downtown Missoula office building with onsite parking located at 150 East Pine Street.

A mix of private offices, open / bull-pen office areas, large conference and training rooms are available for your team. The offices are light and bright with vaulted ceilings in several areas.

The property provides a combination of indoor and outdoor areas, including a private courtyard and outdoor balcony, which provides functional spaces for your team to be productive individually, as a team, or to host others.

Your business will benefit from strong foot traffic, excellent visibility, and immediate proximity to downtown Missoula’s cultural and civic amenities. This property is within easy walking distance of all downtown restaurants, shops, hotels, and the University of Montana.

The site is zoned CBD-4 (Central Business District), one of Missoula’s most flexible zoning designations, allowing a wide range of uses including office, residential, retail, and hospitality.

The seller (Adventure Cycling Association) may entertain a lease-back of a portion of the property.

This property is offered for sale by a member-based nonprofit corporation. In accordance with Montana Code Annotated § 35-2-617, the completion of any transaction involving the sale of substantially all corporate assets must follow internal governance protocols. This may include approvals by the board of directors and the organization’s voting members. As such, any sale agreement will be subject to these approval requirements and related statutory conditions.

Address	150 East Pine Street Missoula, Montana 59802
Purchase Price	\$2,750,000
Property Type	Office; Retail
Total Acreage	Acreage: ±0.30 (±12,981 SF)
Building Size (per CAMA)	Above Grade: ±9,294 SF Below Grade: ±672 SF Total: ±9,966 SF

Interactive Links

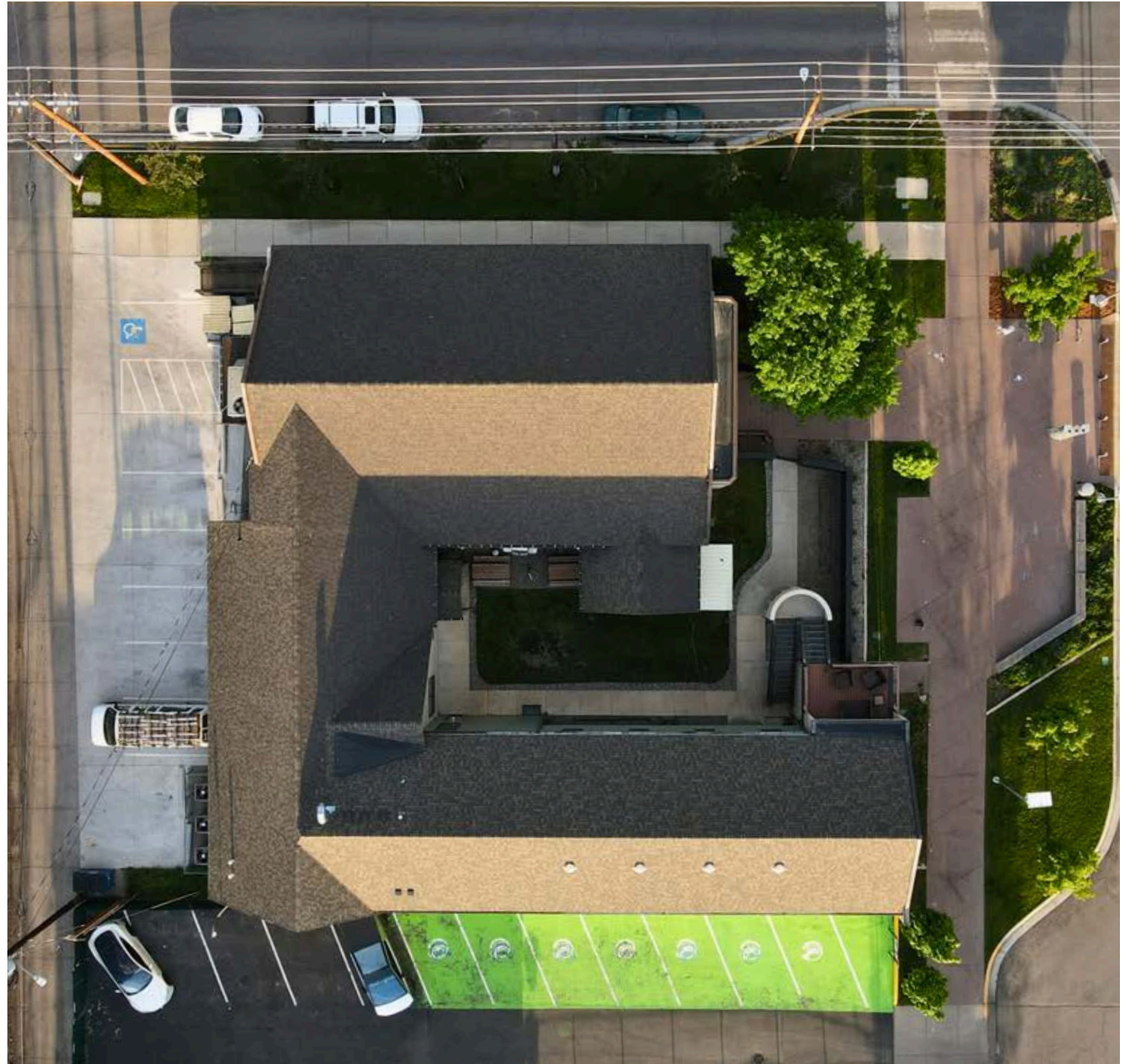
 [Link to Listing](#)

 [Street View](#)

 [3D Tour](#)

 [Video](#)

Note: If there are issues with video launch, you may need to update your PDF software or use the links above

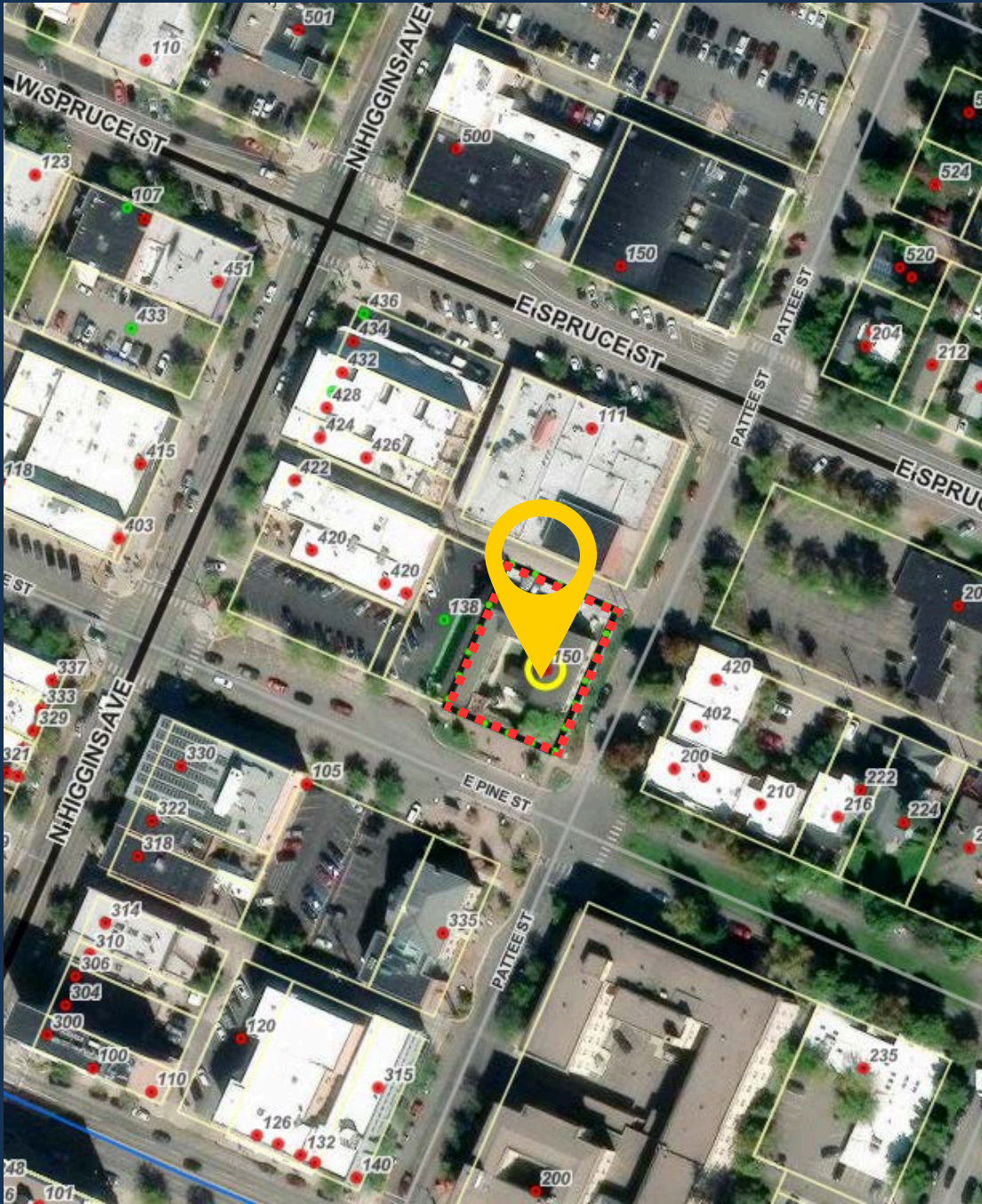


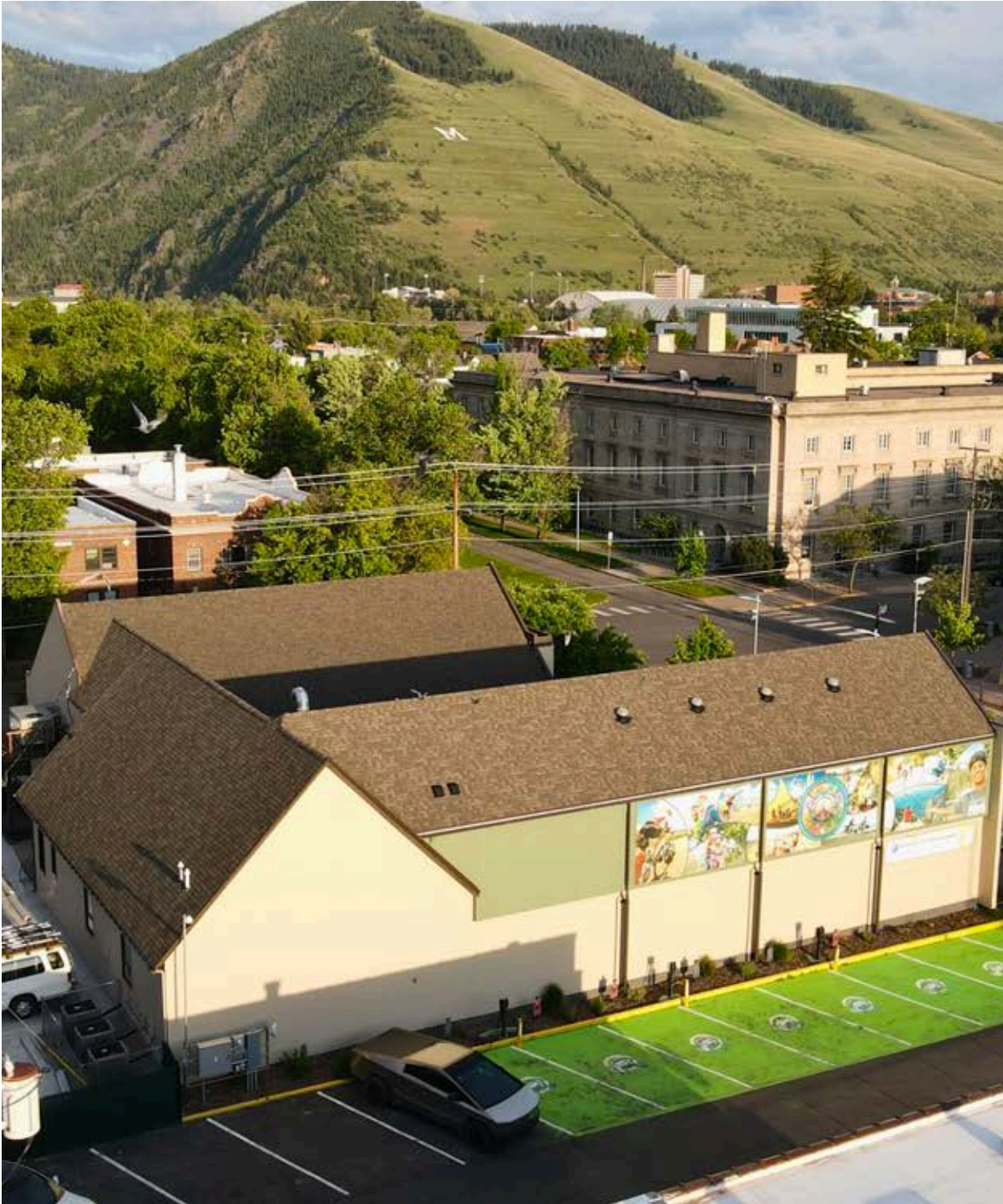
150 East Pine Street

\$2,750,000

Property Type	Office; Retail
Square Footage (per CAMA)	Above Grade: ±9,294 SF Below Grade: ±672 SF Total: ±9,966 SF
Total Acreage	0.30 acres
Services	Missoula City Water & Sewer; Broadband
Access	via East Pine Street
Zoning	CBD-4 (Central Business District 4)
Geocode	04-2200-22-2-39-04-0000
Property Taxes**	\$1,374.53 2024
Traffic Count	1,033 AADT 2024
Parking	7 Private Parking Spaces via Alley
Year Built	1940; Remodeled 2011

***Taxes may increase significantly under new ownership*





Located in the Heart of Downtown Missoula



Mix of private and open offices, outdoor balcony and private courtyard



Two large conference, training or gathering spaces



7 private parking spaces onsite



CBD-4 zoning permits a wide range of business types

LOCATION



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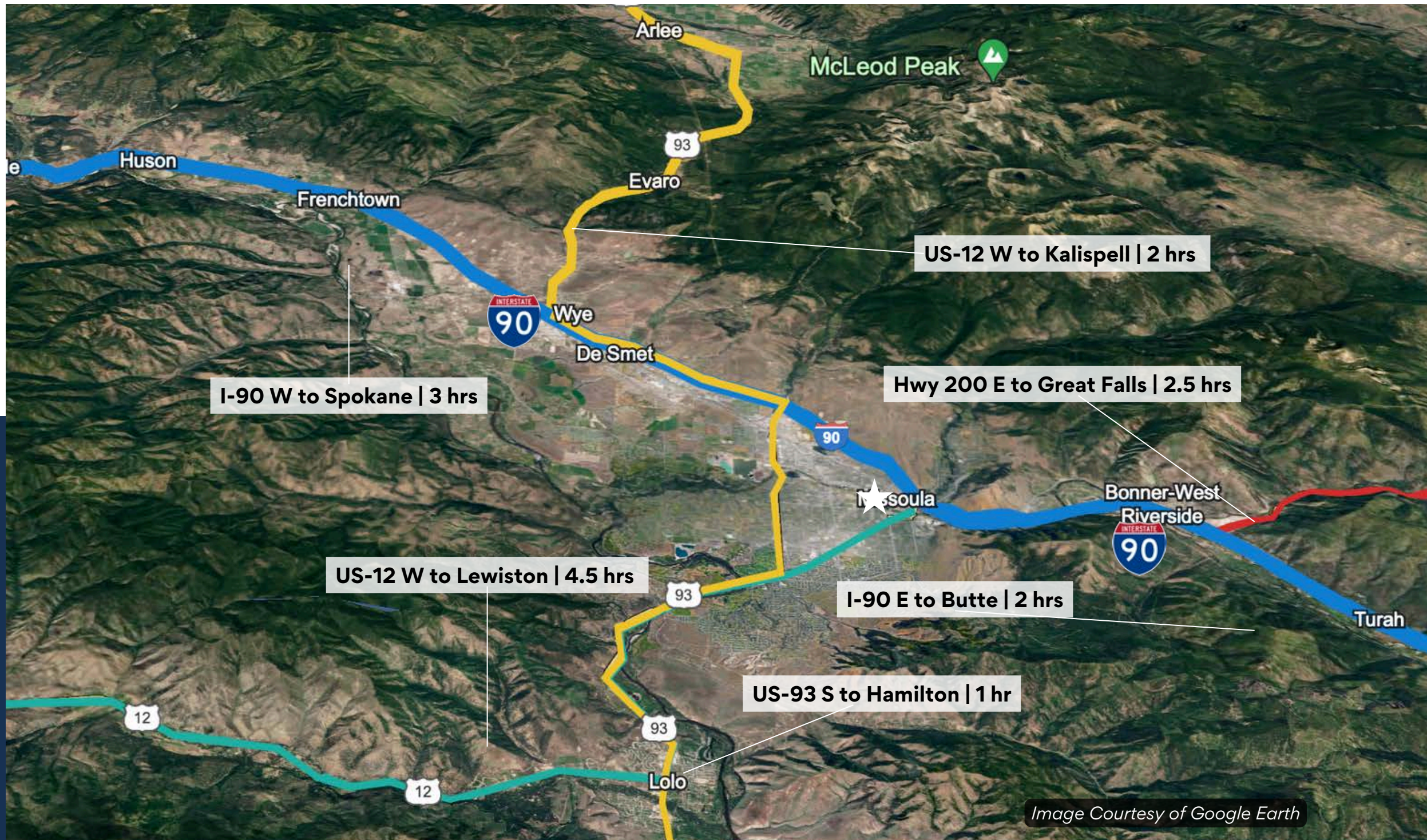
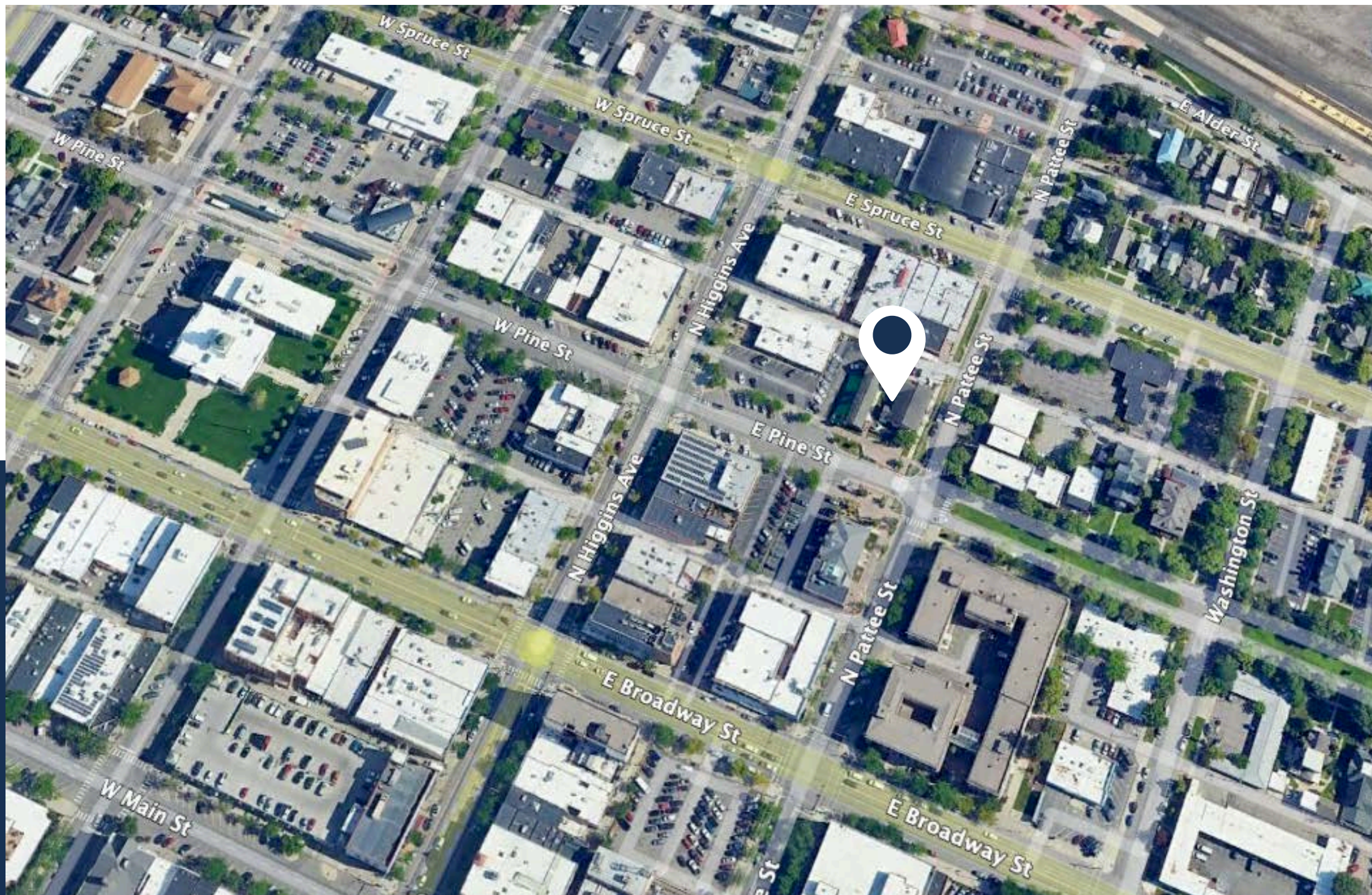


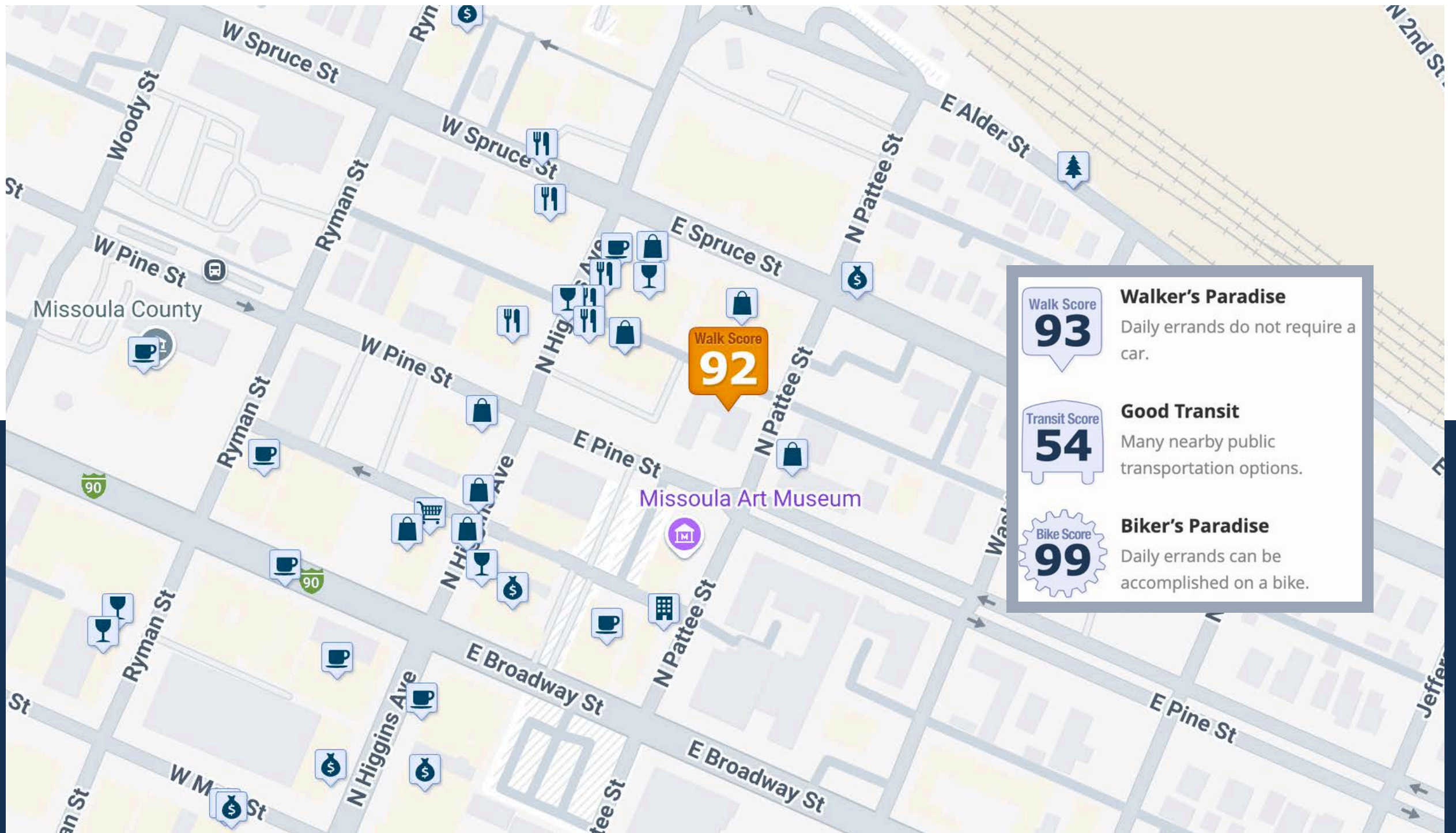
Image Courtesy of Google Earth

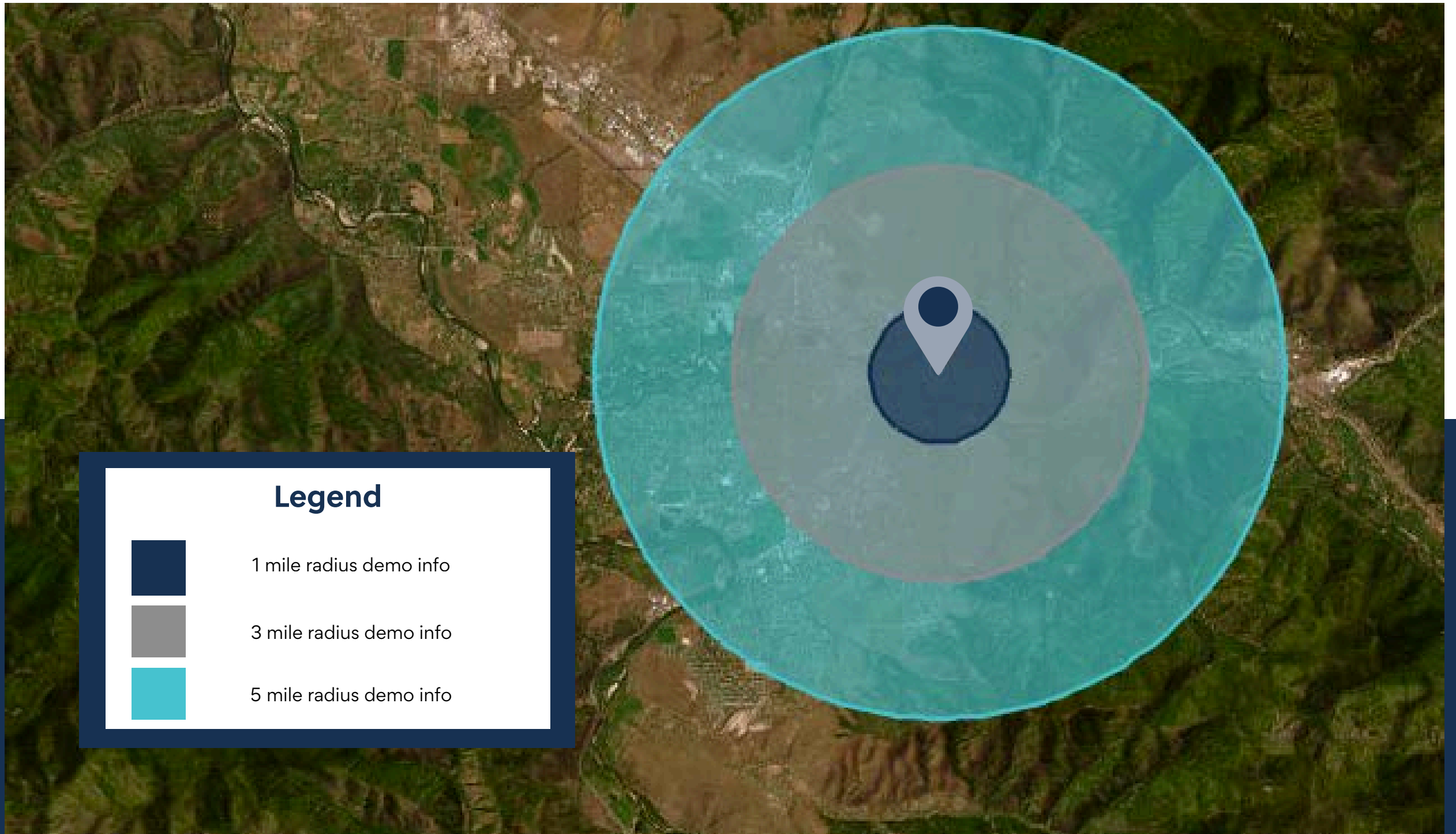


Locator Map



Retailer Map





Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

KEY FACTS

1 mile ▾

11,461

Population

31.1

Median Age



1.9

Average Household Size

\$49,266

Median Household
Income

1,630

2023 Owner Occupied
Housing Units (Esri)

3,834

2023 Renter Occupied Housing
Units (Esri)

BUSINESS

1 mile ▾



1,490

Total Businesses



17,502

Total Employees

HOUSING STATS

1 mile ▾



\$519,231

Median Home Value



\$6,319

Average Spent on
Mortgage & Basics

\$892

Median Contract Rent

2024 Households by income (Esri)

The largest group: \$75,000 - \$99,999 (17.8%)

The smallest group: \$150,000 - \$199,999 (4.6%)

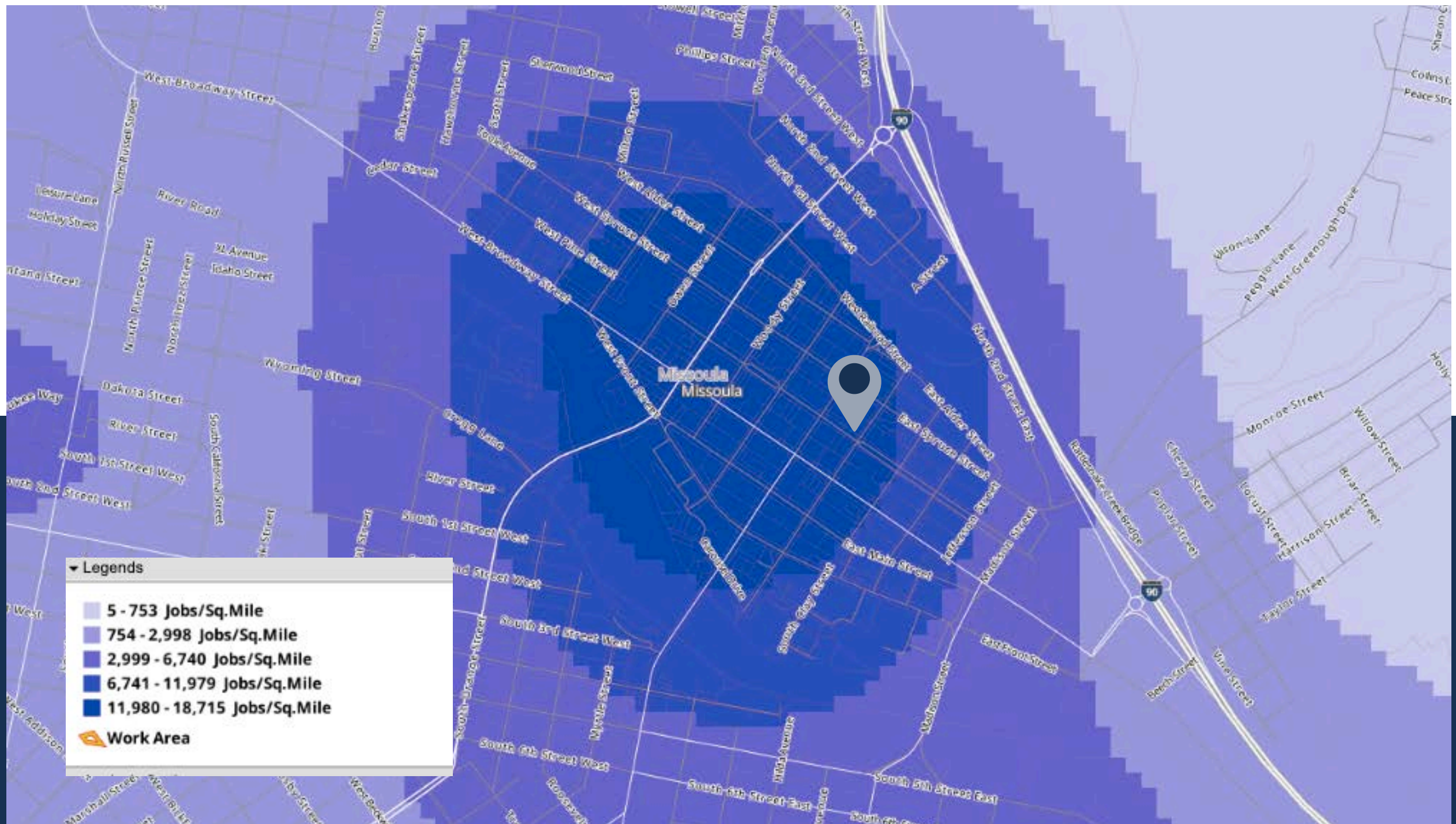
1 mile ▾

Indicator ▲	Value	Diff	
<\$15,000	14.2%	+7.0%	
\$15,000 - \$24,999	10.3%	+3.4%	
\$25,000 - \$34,999	10.1%	+3.5%	
\$35,000 - \$49,999	15.9%	+0.8%	
\$50,000 - \$74,999	14.2%	-1.3%	
\$75,000 - \$99,999	17.8%	+1.0%	
\$100,000 - \$149,999	7.9%	-8.2%	
\$150,000 - \$199,999	4.6%	-2.2%	
\$200,000+	4.9%	-4.1%	

Bars show deviation from Missoula County ▾

Variables	1 mile	3 miles	5 miles
2022 Total Population	11,461	60,363	85,417
2022 Household Population	10,129	57,774	82,499
2022 Family Population	4,656	34,102	53,686
2027 Total Population	11,712	61,587	88,752
2027 Household Population	10,380	58,998	85,834
2027 Family Population	4,722	34,463	55,619

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$34,808	\$38,709	\$40,688
2022 Median Household Income	\$49,266	\$56,290	\$63,983
2022 Average Household Income	\$72,625	\$82,483	\$90,492
2027 Per Capita Income	\$41,071	\$46,171	\$48,632
2027 Median Household Income	\$57,439	\$68,852	\$78,145
2027 Average Household Income	\$84,877	\$97,440	\$107,333

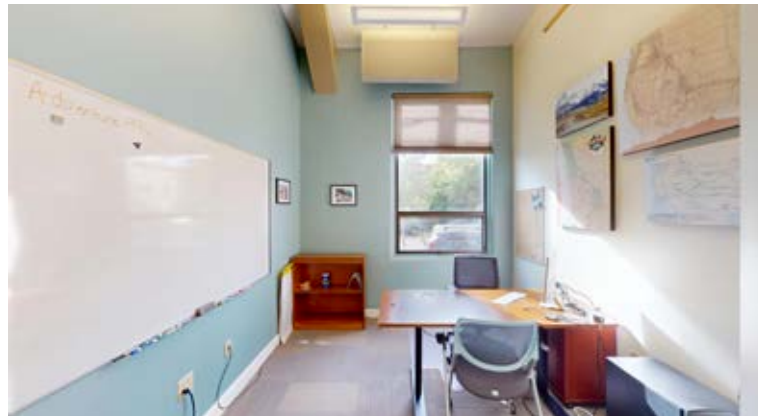


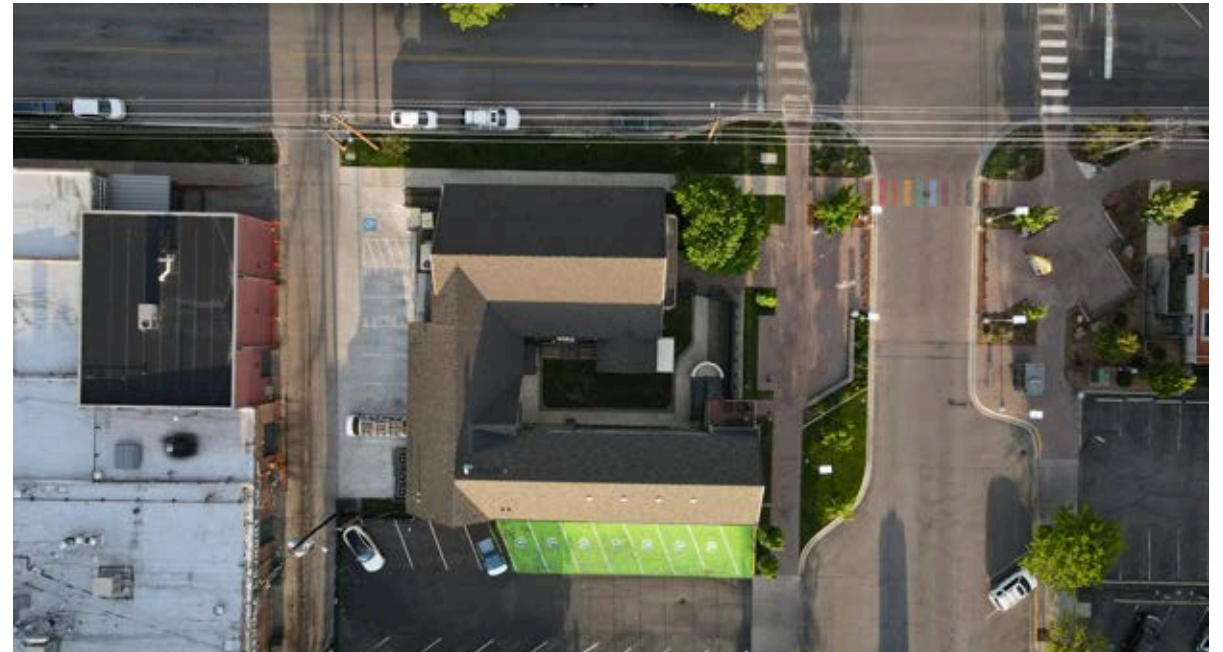
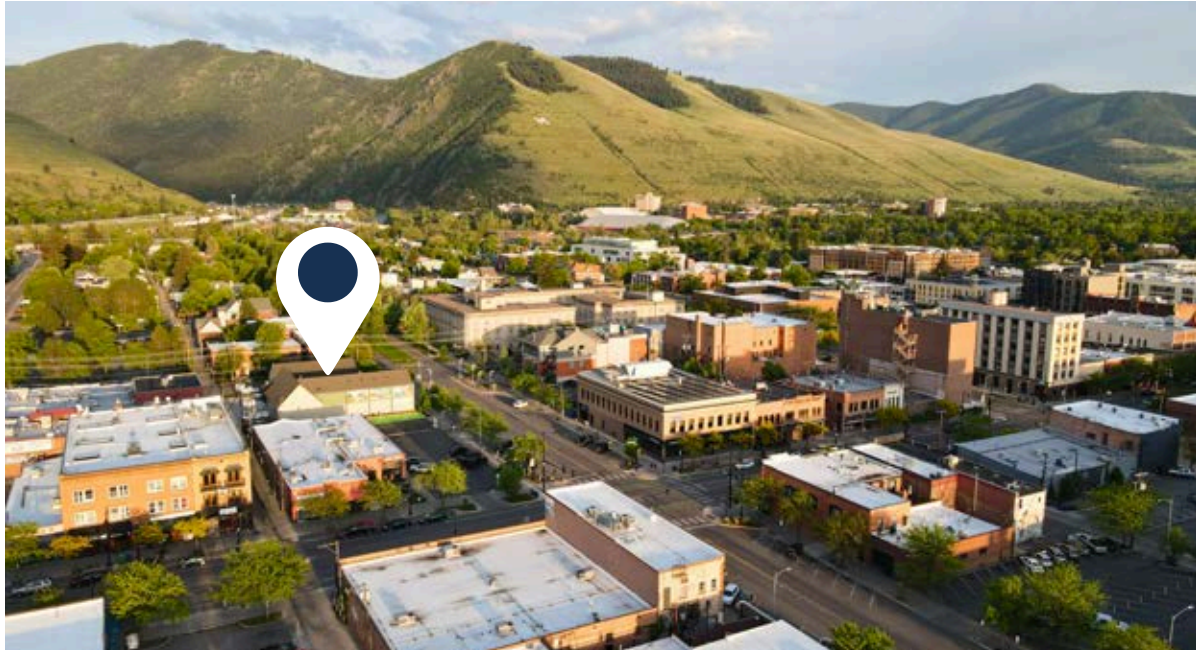
Area Employment Heat Map

PROPERTY DETAILS



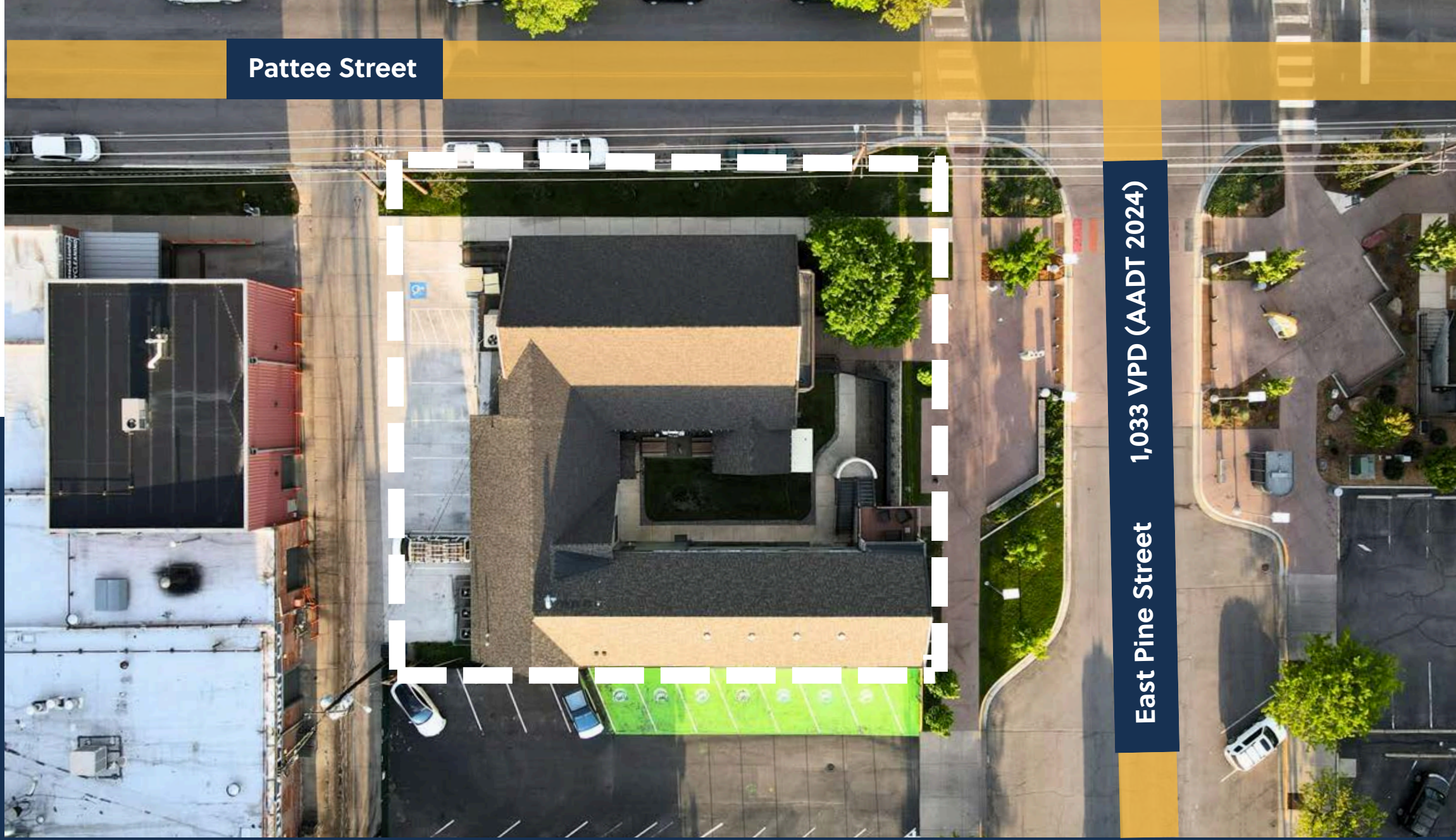
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Pattee Street

East Pine Street 1,033 VPD (AADT 2024)

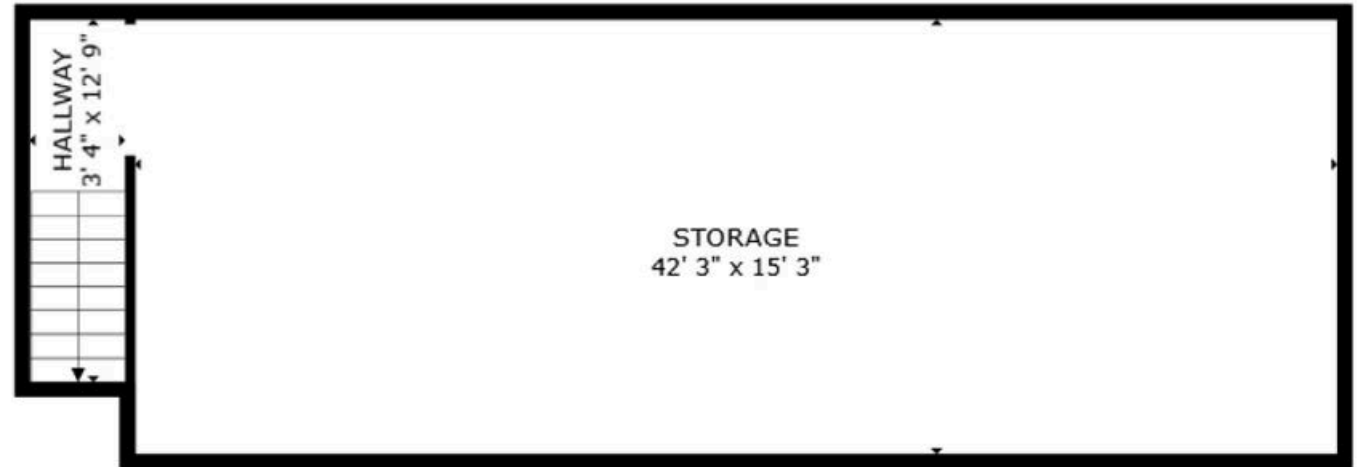




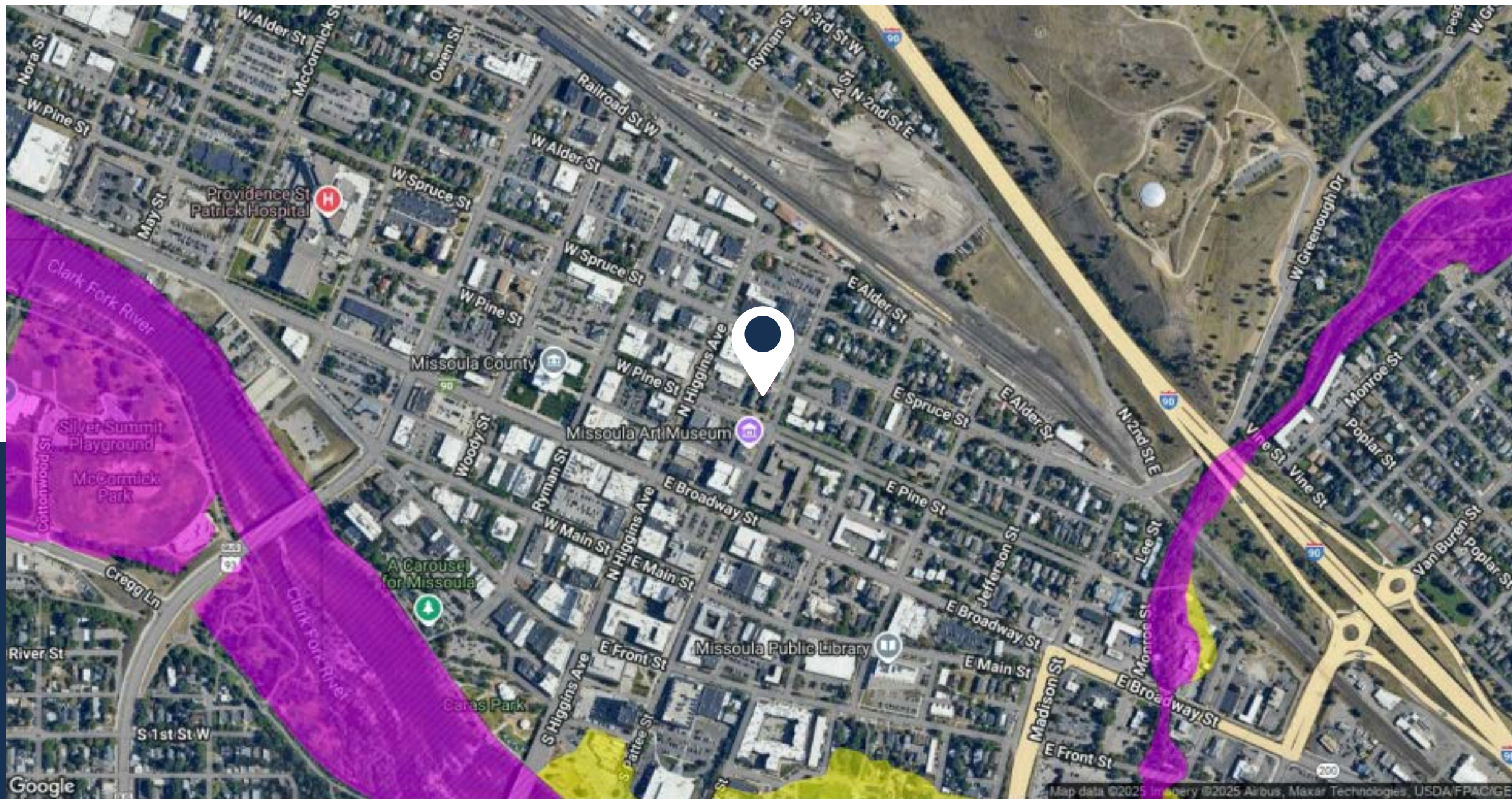
Main Floor









Upper Loft



Below Grade



Flood Zones:  X500 or B Zone  A Zone  V Zone  D Zone  Floodway  CBRA

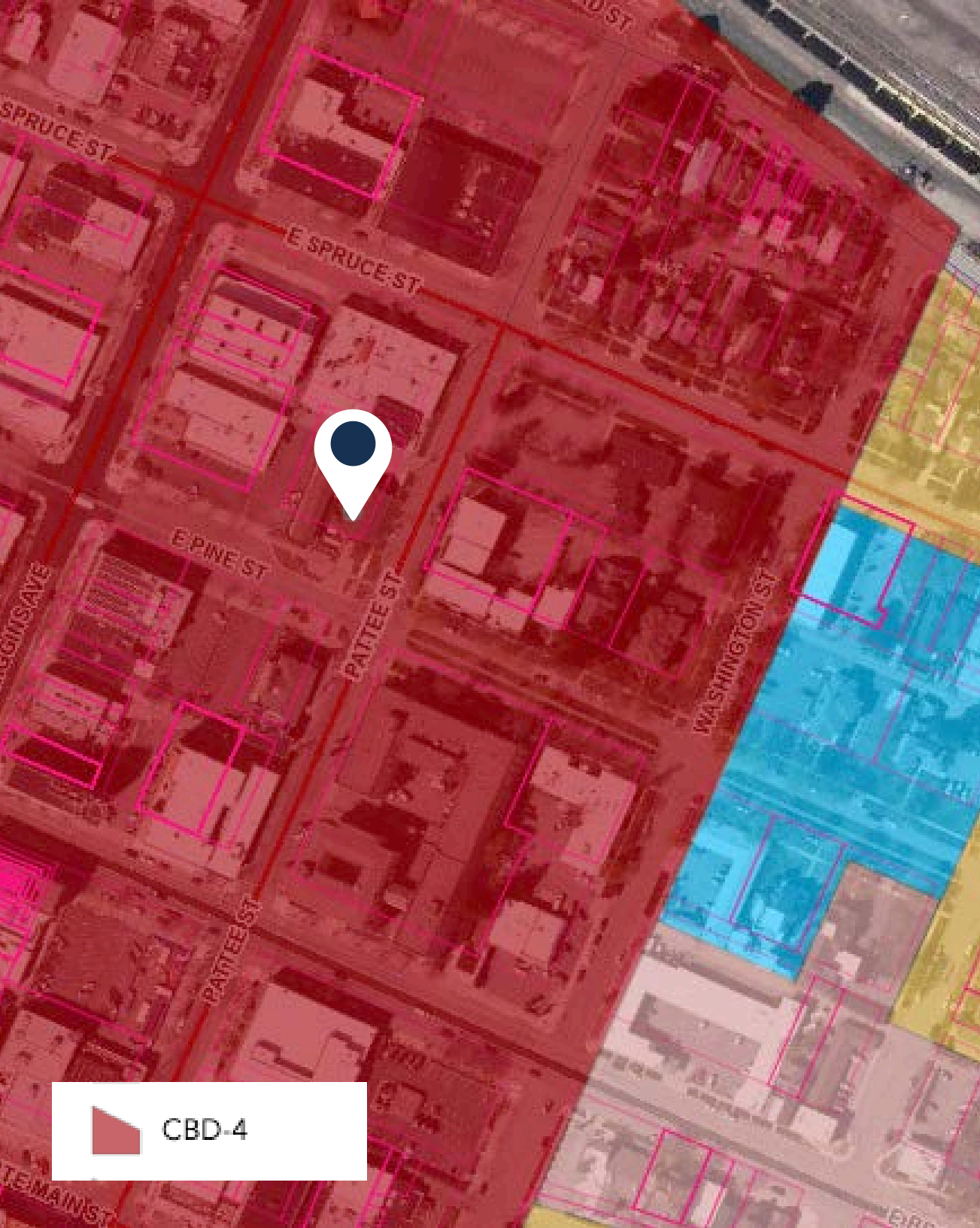
Soil Map—Missoula County Area, Montana



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

5/27/2025
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Zoning

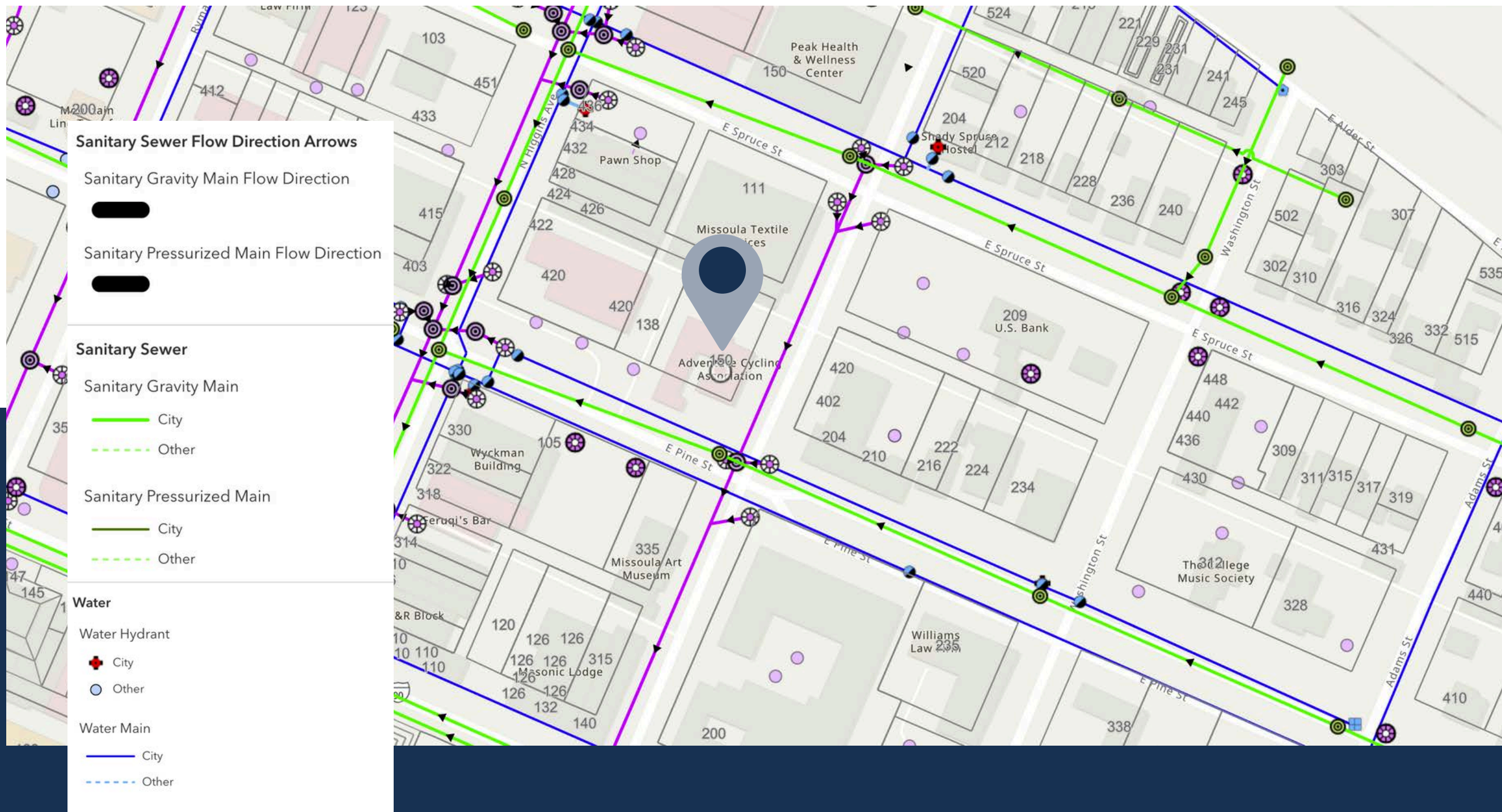
City of Missoula

CBD-4 (Central Business District)

[Link to Zoning Code](#)

Occupancy

Occupancy Code: Unknown (No Records on City of Missoula Website)



MARKET OVERVIEW



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Missoula Air Service

Missoula International Airport offers **direct flights** to major cities on the west coast and midwest.

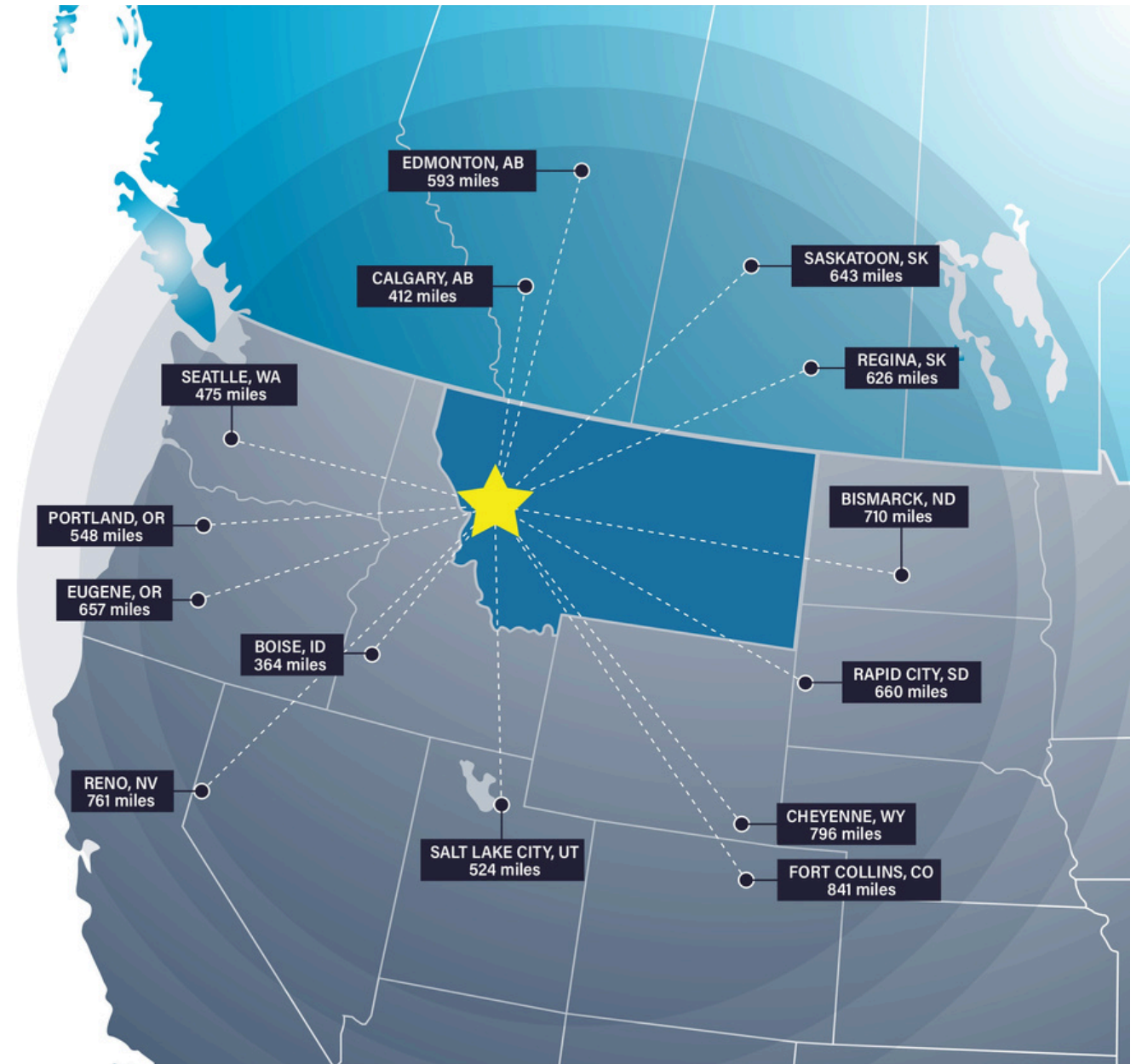


Missoula Access

Missoula offers strategic proximity to major cities in the Pacific Northwest, Midwest, and Canada.

Missoula is within a day's truck drive of cities across the Northwest, including major Canadian metros. Easy access to Interstate 90 and US Highway 93 means Montana's major cities including Billings, Bozeman, Butte, Helena, Great Falls, Kalispell and Missoula are within a half day's drive.

Access to rail and the Missoula International Airport round out the city's access to a multimodal transportation network.



Access Across the Northwest

Top Employers

University of Montana

3,000+ employees

Missoula County Public Schools

3,000+ employees

St. Patrick Hospital

1000+ employees

Montana Rail Link

1,000+ employees

Community Medical Center

1000+ employees

Missoula County

500+ employees

City of Missoula

500+ employees

Allegiance Benefits

500+ employees

Noteworthy

Submittable



workiva



Pathlabs



Cognizant

PatientOne



Source: Montana Department of Labor & Industry | lmi.mt.gov & Zippia | zippia.com



ACCOLADES

#2 Best Places to Live in the American West

Sunset Magazine

Top 10 Medium Cities for the Arts

2023 Southern Methodist University

University of Montana Top Tier R1 Designation

This designation, based on high research and innovation spending, held by only 3.7% of US Universities, attracts top-tier faculty and students

#9 Best Performing US City

The Milken Institute- Smaller Metros under 275,000 Residents

#4 Best Small Cities in America to Start a Business

Verizon Wireless

#10 Best Small Metros to Launch a Business

CNN Money

#6 Best Cities for Fishing

Rent.com

#1 City for Yoga

Apartment Guide

#1 Most Fun City for Young People

Smart Assets

PEOPLE

12.5% Population Growth - 2012-2022

Missoula ranks among highest net migration cities in US

Median Age 34 Years Old

The median age in the US is 39

58.8% Degreed

Associates degree or higher, 18.7% have a graduate level degree

24.7% High Income Households

Incomes over \$100,000 a year

53.4% Renters

Top 5 Occupations

Office & Admin Support, Food Service, Sales, Transportation

ACCESS

16 Minutes

Average Commute Time

15.6% Multimodal Commuters

Walk or bike to work

81 Hours Saved

81 hours saved in commute yearly over national average

14 Non-Stop Air Destinations

With a recently upgraded terminal at the Missoula International Airport

62 Miles

Of bike lanes with a Gold rating from the League of American Bicyclists

12 Routes

Provided by a bus network across the City of Missoula

11 EV Charge Stations

Available to the public across Missoula

ECONOMY

Designated as a Tech Hub

Western Montana was one of 30 applicants out of 200 designated as a Tech Hub by the federal government and now eligible for millions of dollars in funding for research in smart, autonomous and remote sensing technologies.

Diversity Among Top Employers

University of Montana (education), Providence Health Services/St. Patrick's Hospital (medical), Community Medical Center (medical), Montana Rail Link (transportation), Neptune Aviation (aviation services)

High Labor Participation

Missoula consistently offers one of the highest labor force participation rates in the country.

Expanding Industries

Missoula has seen major growth in construction, professional, scientific, and manufacturing businesses over the past decade.

Growing Number of Technology Companies

Cognizant, onX, Submittable, and Lumenad are some leading tech firms in Missoula



Listing Team



MATT MELLOTT, CCIM | SIOR
Commercial Real Estate Advisor

Matt delivers results for his clients through superior market knowledge, data analysis and effective negotiating. His areas of expertise include property income and expense analysis, cash flow valuations and lease structuring for office and multifamily investments.



JOE TREDIK
Leasing Specialist

Joe brings a personal understanding of the local market, its trends, and its unique opportunities to the Sterling Team. He leverages his accounting background and leasing experience to provide clients with detailed financial analysis and strategic insights that enable clients to make well informed leasing decisions.



SIERRA PIERCE
Transaction Coordinator

Sierra has a sharp eye for detail with a background in client service and project coordination. With experience in marketing, small business ownership, and healthcare administration, Sierra has spent her career managing logistics, building strong relationships, and ensuring no task falls through the cracks.

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Limiting Conditions Study outcomes are based on our analysis of the information available to us from our research as of the date of report creation. As such, we assume the client has offered correct and reliable information. Further, we assume the client has informed us about any issues that would affect project feasibility. The study is based on current and expected trends of the economy and real estate market. However, economic conditions change, as do real estate markets. As such, we insist that clients continuously track the economy and real estate market. We strongly encourage clients to revisit findings from the study continuously and to revisit key project assumptions periodically to ensure they are still justified. Given the changing market conditions and potential for shifting consumer preferences, projected and actual results will likely differ. Market conditions and projections frequently are different than expected. We do not express any form of assurance on the achievability of any pricing or absorption estimates of reasonableness of the underlying assumptions. The study assumes "normal" real estate market conditions and not conditions of an "up" or "down" market. Economic, employment, population & household growth and consumer confidence are assumed to occur more or less in accordance with current expectations. There are no assurances about the ability to secure needed project entitlements; in the cost of development or construction; in tax laws that favor or disfavor real estate markets; or in the availability and/or cost of capital and mortgage financing for real estate developers, owners and buyers. If any major change in market conditions occurs, this study analysis should be updated, with the conclusions and recommendations summarized herein reviewed and reevaluated. We have no responsibility to update our analysis for events and circumstances occurring after the date of our report. Clients are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this development.

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