

3,600 +/- SF OFFICE/RETAIL SPACE ON 0.05 +/- AC

EXCEPTIONAL OPPORTUNITY FOR OWNER-USER OR INVESTOR

125 W MAIN ST MISSOULA, MT 59802

FOR SALE



**SALE PRICE \$1,295,000**

## PROPERTY HIGHLIGHTS

- 3,600 +/- SF Office/Retail Space on 0.05 +/- AC
- Turnkey Office/Retail or Mixed-Use Building In Vibrant City Setting
- Exceptional Opportunity for Owner-User or Investor; Live/Work with Option to Add Penthouse Apartment & Outdoor Living Space
- First Time on The Market in Over Than 25 Years.
- Prime Downtown Historic District Location - Views of Mountains, the Wilma Theatre & Close to Many Restaurants & Area Attractions - High Foot Traffic
- Possibility for Short-Term or Long-Term Rental Income for Owner/Occupier or Investor
- Includes Two Floors and a Basement, Each Approximately 1,200 +/- SF
- First Floor Offers a Highly Visible Retail Space
- Second Floor Configured as Flex/Office Space
- Basement Used for Storage with Additional Potential
- Modern Features Include: Air Conditioning & Fireplace
- 10' Breezeway & Strip Around Building Parameter May Be Used to Add Egress
- Includes 2 Car Tandem Parking in Breezeway.
- Potential Addition of Living Quarters, Office Suite, Private Rooftop Penthouse Apartment and Deck with Exterior Stair Egress to Breezeway.
- Historic Brick Exterior | Possible Historic Designation
- Built: 1910 | Renovated: 2003
- Zoning: Zoned 6 | Central Business District
- Parcel ID: 04220022219070000
- Located in Blues Alley Behind Top Hat Lounge | Near The Rhino & Missoula Club & Surrounded by: University of Montana, Caras Park, Art Museums, AC & Residence Inn Hotels, Local Shops & Restaurants.
- Recently Approved nearby Riverside Triangle Project includes plan for possible Convention Center, Boutique Hotel, High-End Condos, & Mixed-Use Development.
- Iconic Businesses Including Oxford Cafe Have Already Come to Market.
- See architect's initial design concepts, attached.
- Just 0.3 Miles from Clark Fork River & 0.8 Miles to I-90
- All information deemed accurate; Buyer and Buyer's Broker to verify.

**Paul Lencioni**

Broker

406.404.6840

paul.lencioni@erescompanies.com



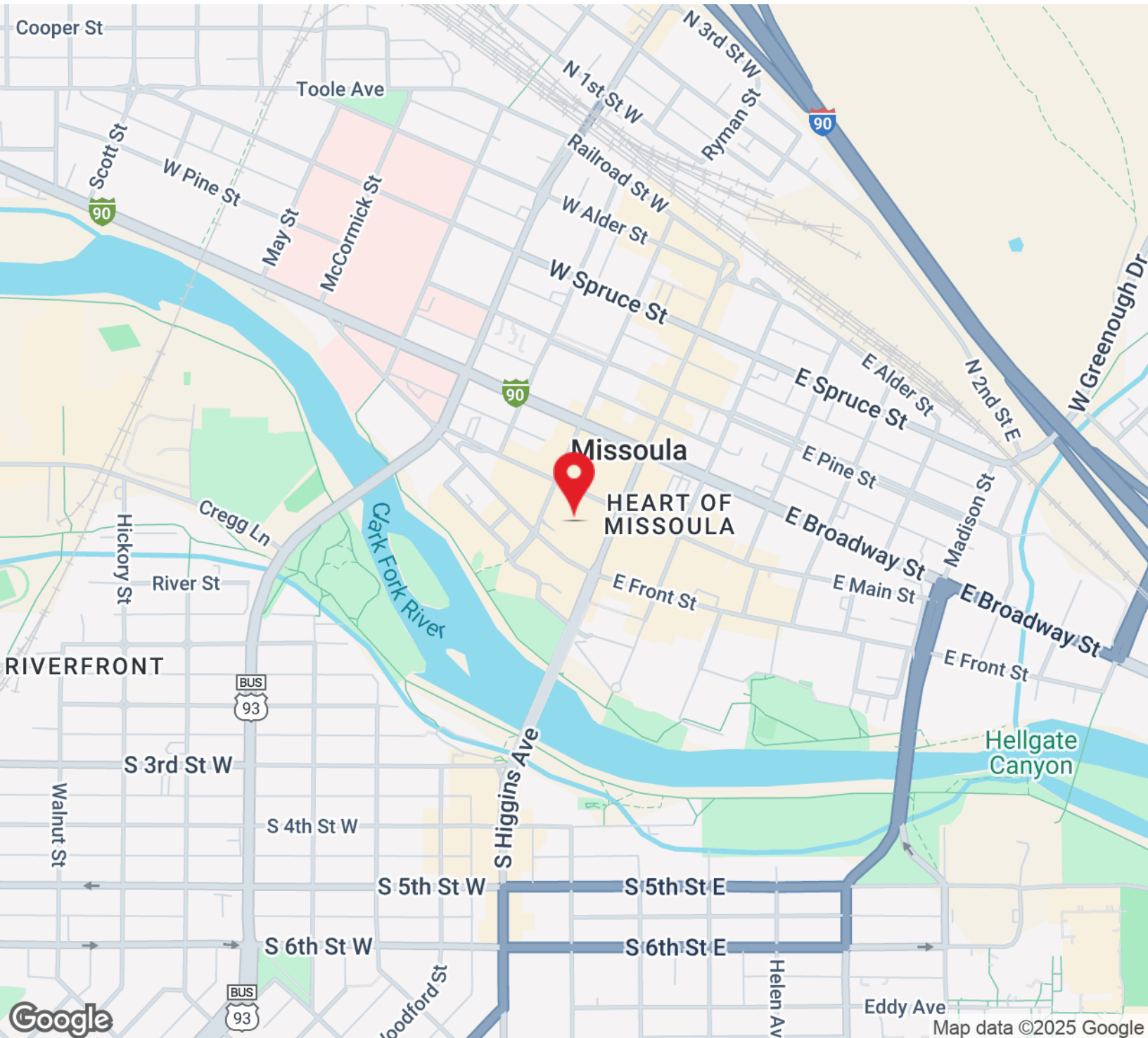
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LOCATION MAP



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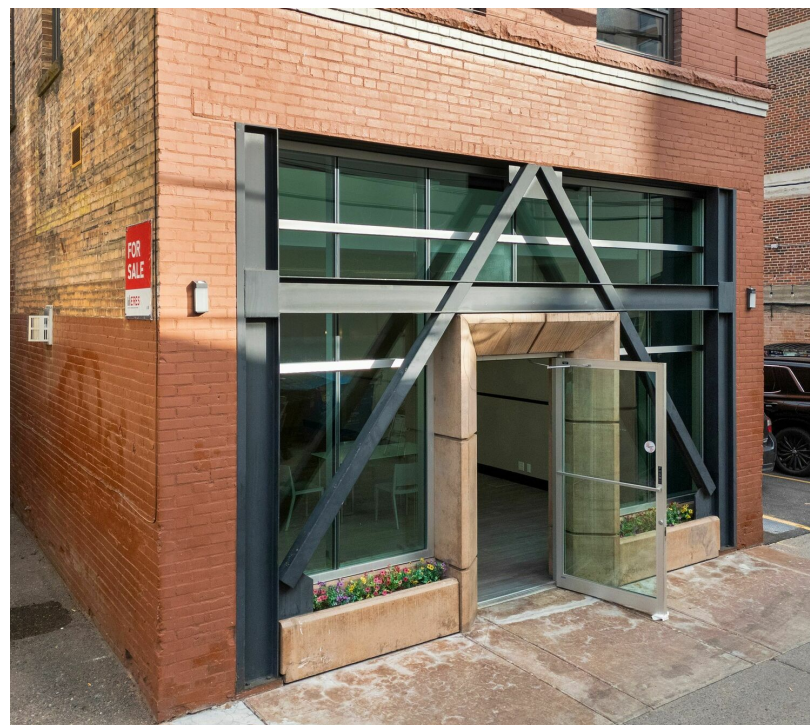
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EXTERIOR PHOTOS



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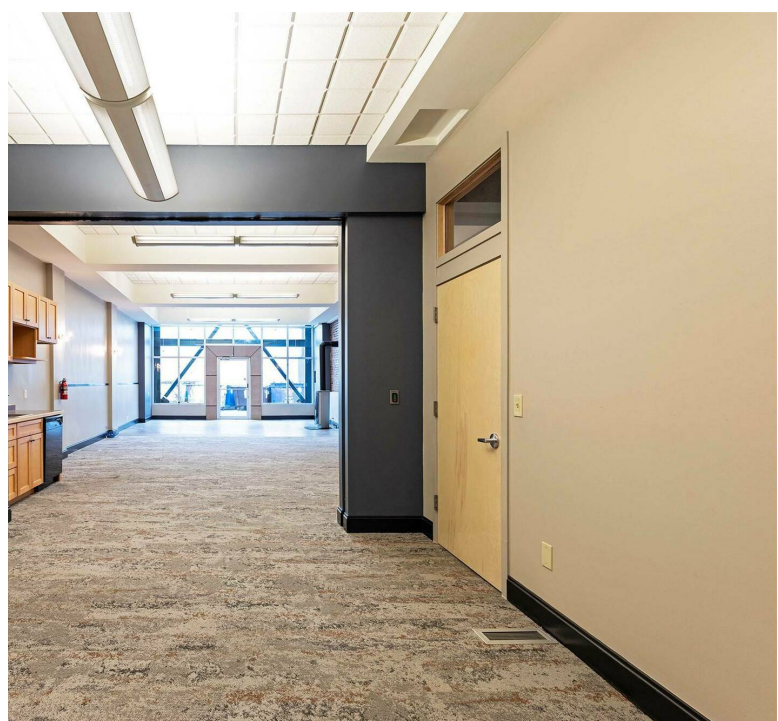
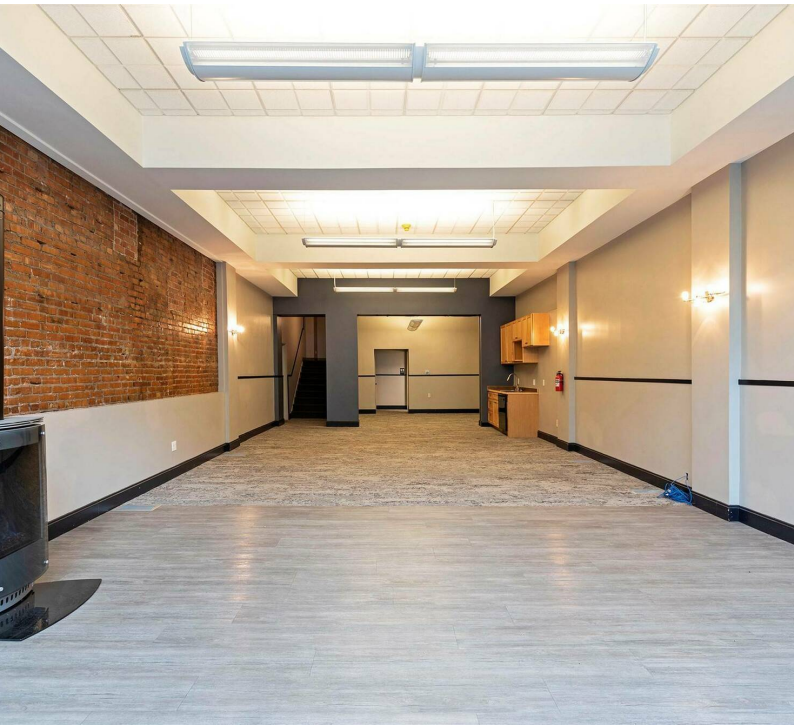
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INTERIOR PHOTOS



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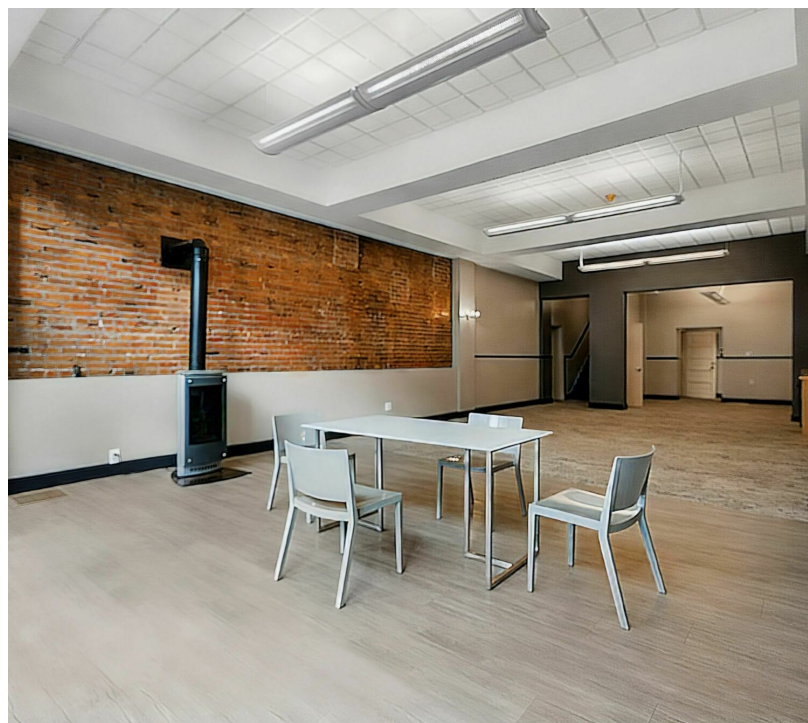
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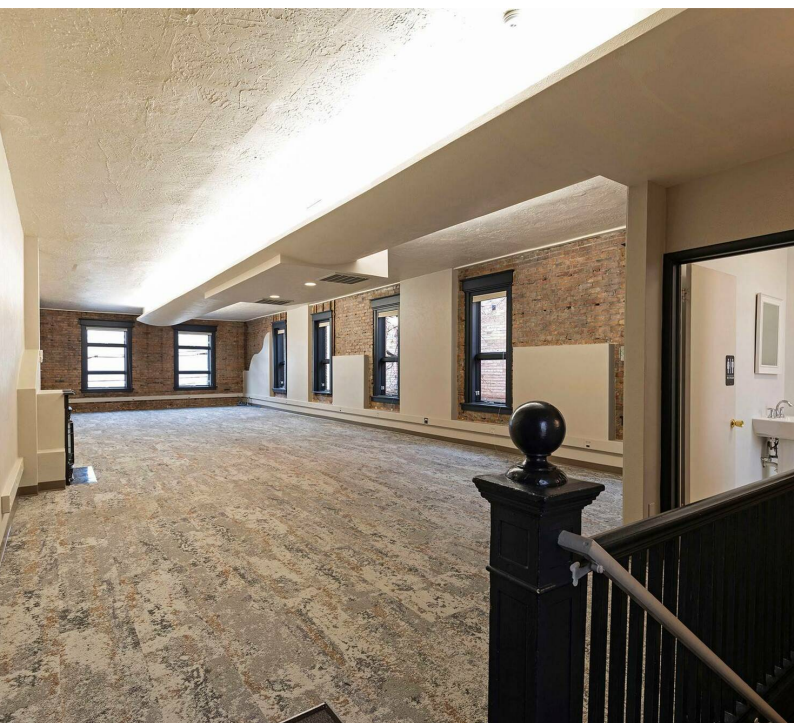
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ADDITIONAL PHOTOS



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CONCEPTUAL PLAN DESIGN



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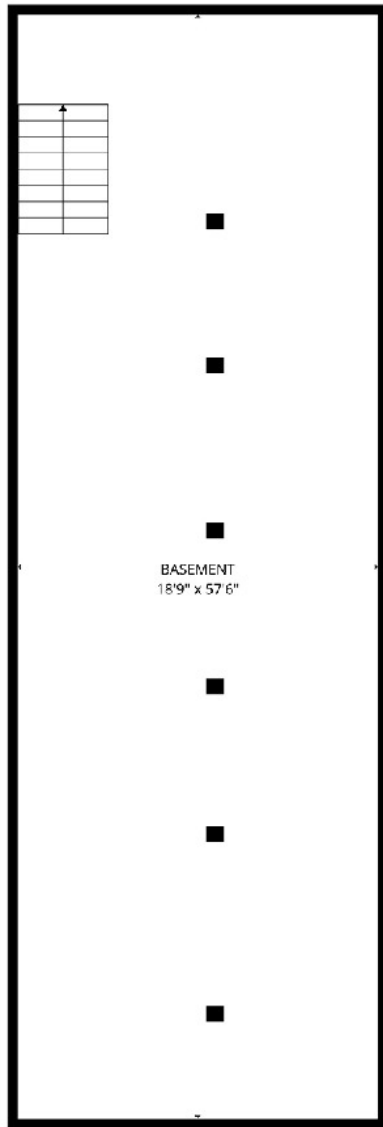
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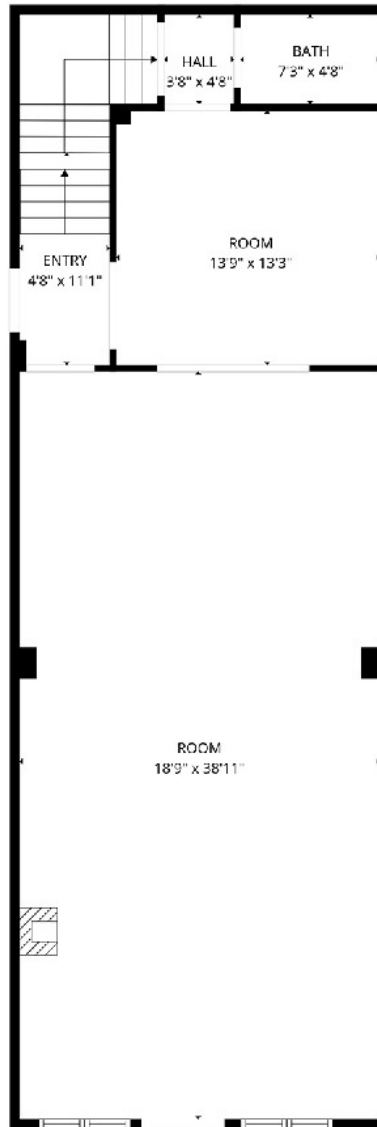
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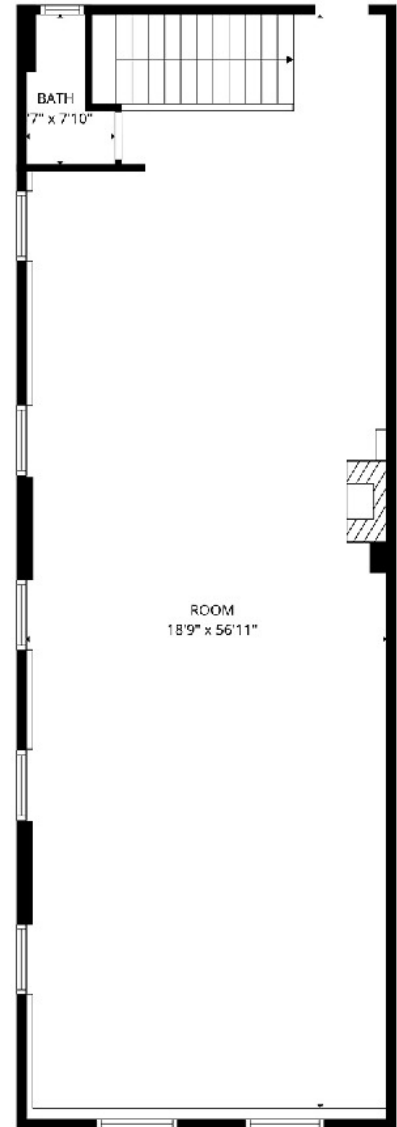
FLOOR PLANS



Basement 1



1st floor



2nd floor

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ce breach of an existing agency agreement.

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RETAILER MAP



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