



**SterlingCRE**  
ADVISORS

**For Sale**  
**Exceptional Office  
Building Near  
Downtown Missoula**

**1911 South Higgins Avenue  
Missoula, Montana**

**±0.16 acres | ±2,976 SF**

Exclusively listed by:

**Claire Matten, CCIM | SIOR**

Claire@SterlingCREadvisors.com

406.360.3102







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# Opportunity Overview

SterlingCRE Advisors is pleased to present 1911 South Higgins Avenue, an exceptional, well-maintained professional office building located one mile from Downtown Missoula. After several years in this location, the ownership has experienced elevated operational growth and is expanding into a larger space, allowing a new buyer to enjoy high visibility and off-street parking in an established business-residential neighborhood.

The property resides on a ±7,187 square foot lot with permissive B2-2 commercial zoning. The mature landscaping, welcoming curb appeal, custom building signage, and daily traffic count of ±8,612 VPD (2023 AADT) make it an ideal location for office and retail use.

Initially built in 1948, ownership invested in several updates in 2014 and again in 2019 to maximize efficiency within the building. The functional interior includes a reception area, five (5) offices, a kitchenette, two (2) restrooms, two (2) conference rooms, and ample storage. Dedicated parking in the rear and shared ADA access add to the subject property's functionality. Don't miss the opportunity to own a beautiful and unique office property in a neighborhood with incredibly high barriers to entry. Custom furnishings are negotiable with an accepted offer.

### Interactive Links

 [Link to Listing](#)

 [Link to Virtual Tour](#)

 [Street View](#)

Address	1911 South Higgins Ave Missoula, MT 59801
Property Type	Office
Purchase Price	\$899,000 (\$302/SF)
Building Size (per CAMA)	±2,976 SF
Total Acreage	±0.16 Acres (±7,187 SF)
Year Built/Remodeled	1948/2014/2019
Buildout	Five (5) Private offices, reception, two (2) conference rooms, two (2) restrooms, kitchenette, storage
Parking and Accessibility	Dedicated paved parking lot with shared ADA ramp

# 1911 South Higgins Ave

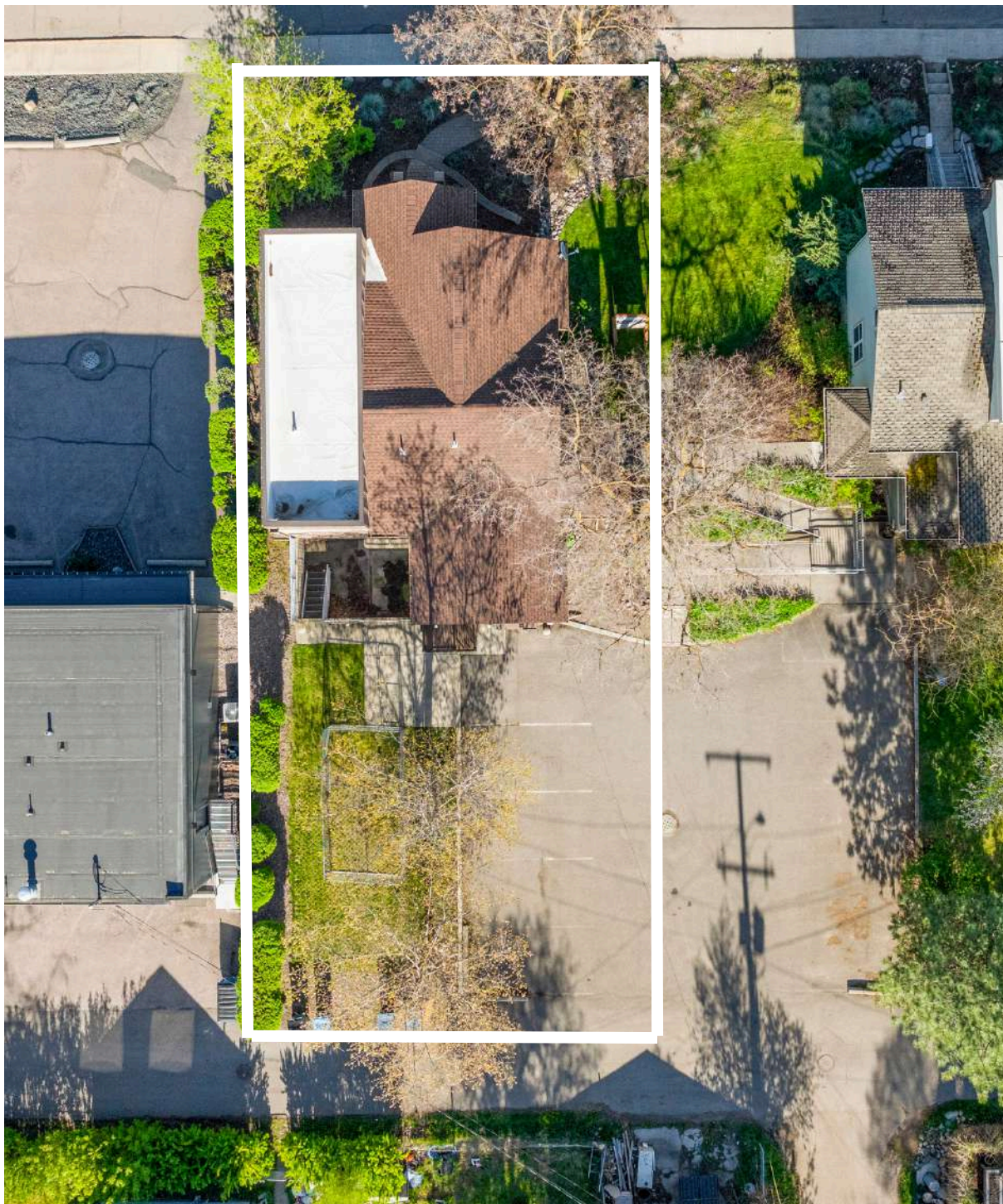
\$950,000

Building SF	±2,976 SF
Geocode	04-2200-28-4-27-11-0000
Year Built/Renovated	1948/2019
Zoning	B2-2; City of Missoula
Access	Higgins Avenue between Kensington and North Ave
Services	City water and sewer
Taxes	\$14,486.84 (2025)
Parking	Dedicated surface parking lot
Traffic Count	±8,612 VPD (2023 AADT)
Proximity to Downtown	±1 mile



Property Details





**Exceptional visibility in an area with high barriers to entry**



**Equipped with five (5) offices, two (2) conference rooms, ample storage, and kitchenette**



**Permissive neighborhood commercial B2-2 zoning**



**Highly visible from Higgins Avenue with an average daily vehicle count  $\pm 22,894$  (2022 AADT)**



**Shared parking and wheelchair ramp with neighbor**

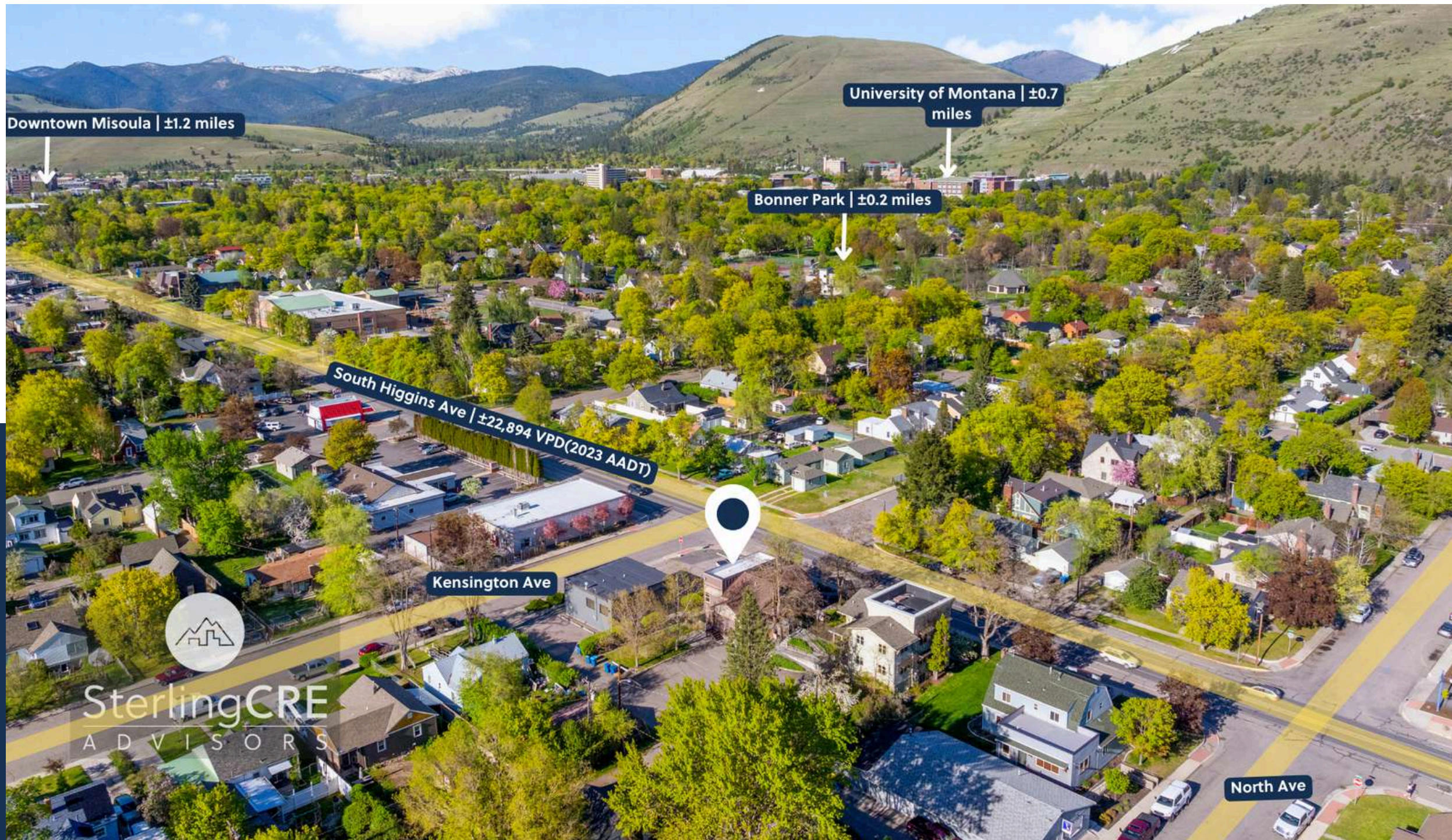


# LOCATION



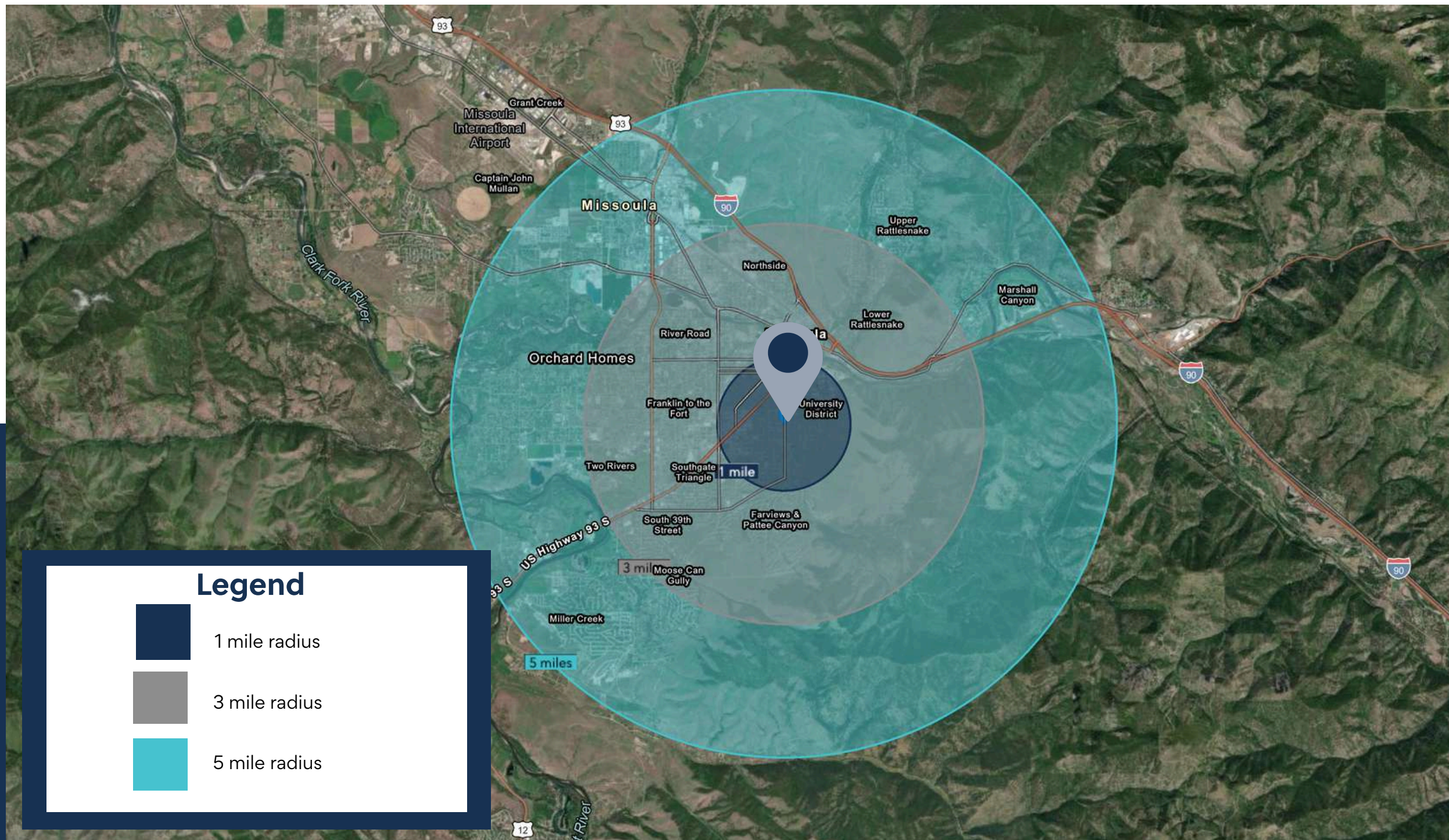
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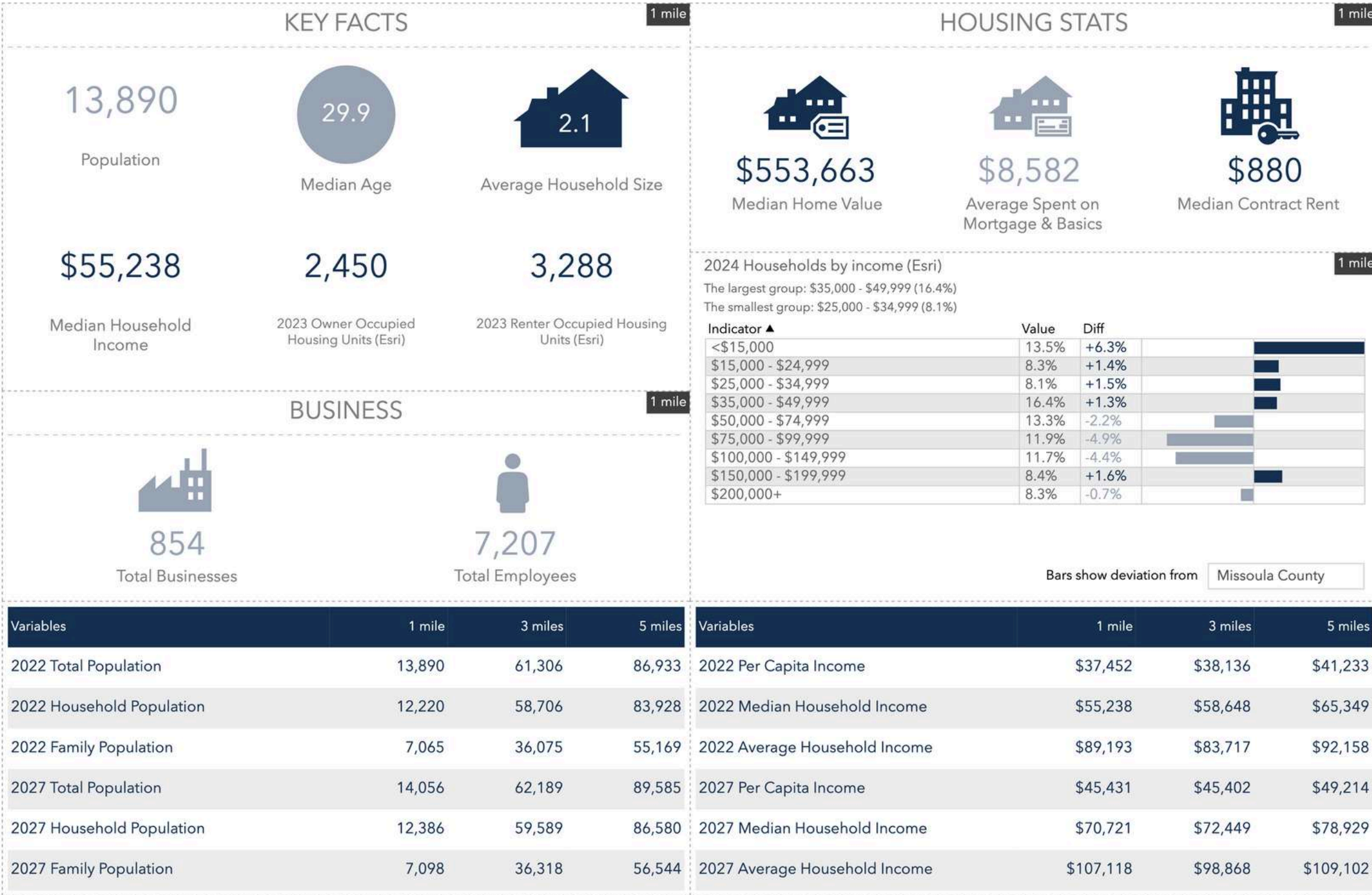


Locator Map

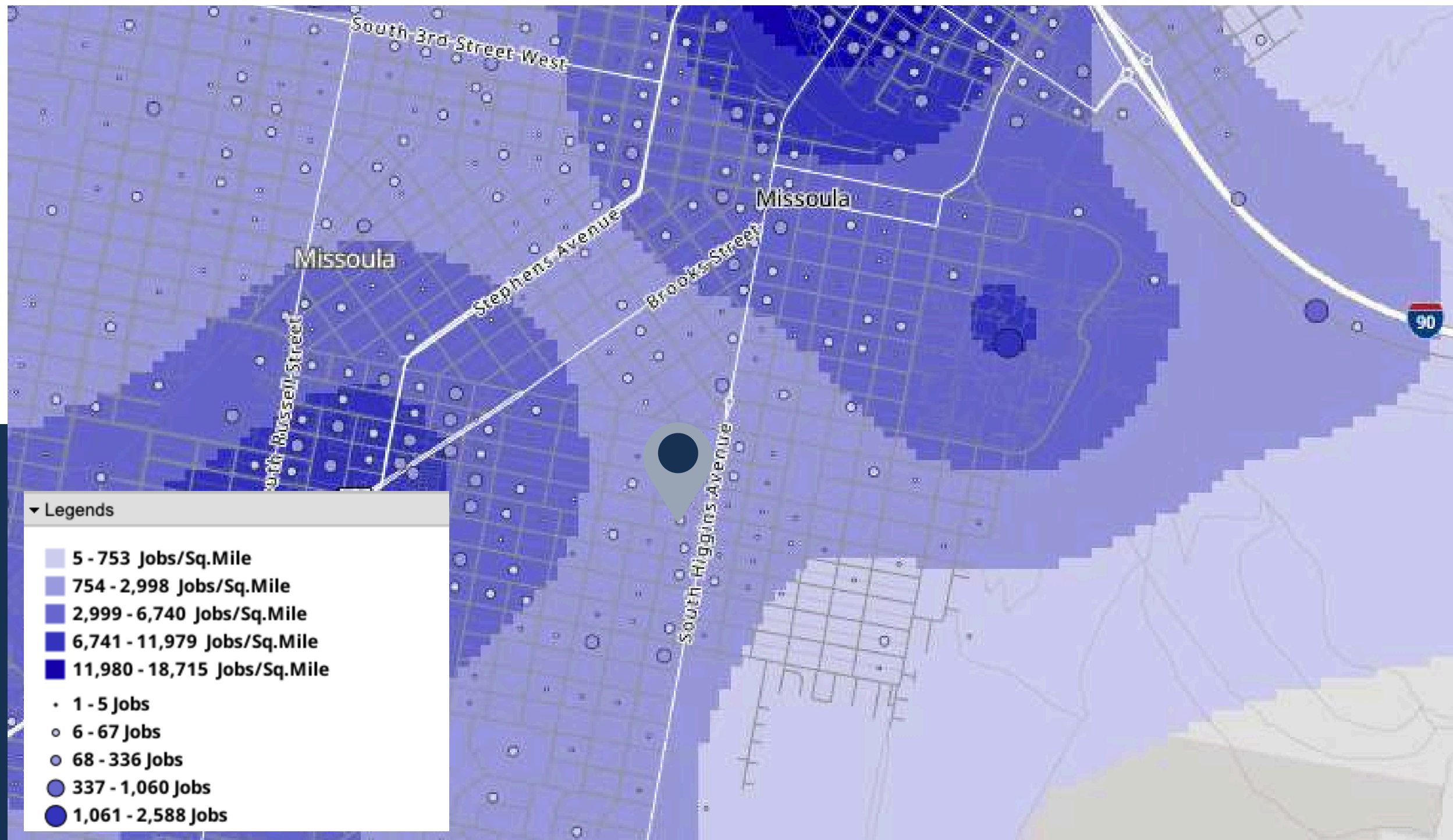












Area Employment Heat Map



A photograph of a two-story house with a mix of brown and tan siding. A large, mature tree with a thick trunk stands in the left foreground. The house has a covered front porch with a wooden lattice railing. A sign on the porch reads "KALEVA LAW OFFICE". The yard is landscaped with mulch, small plants, and a stone border. A paved path leads from the bottom right towards the house.

# PROPERTY DETAILS



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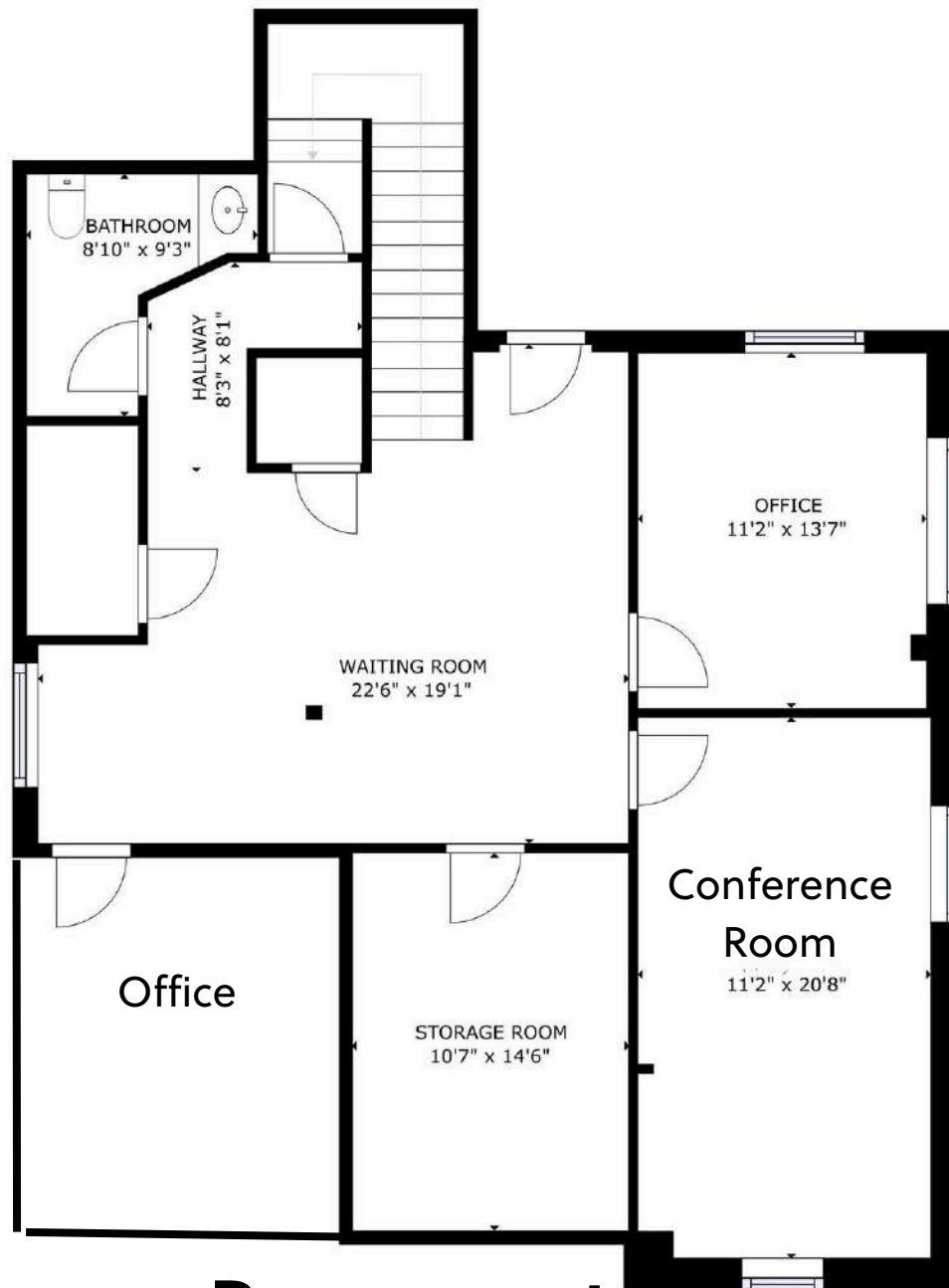






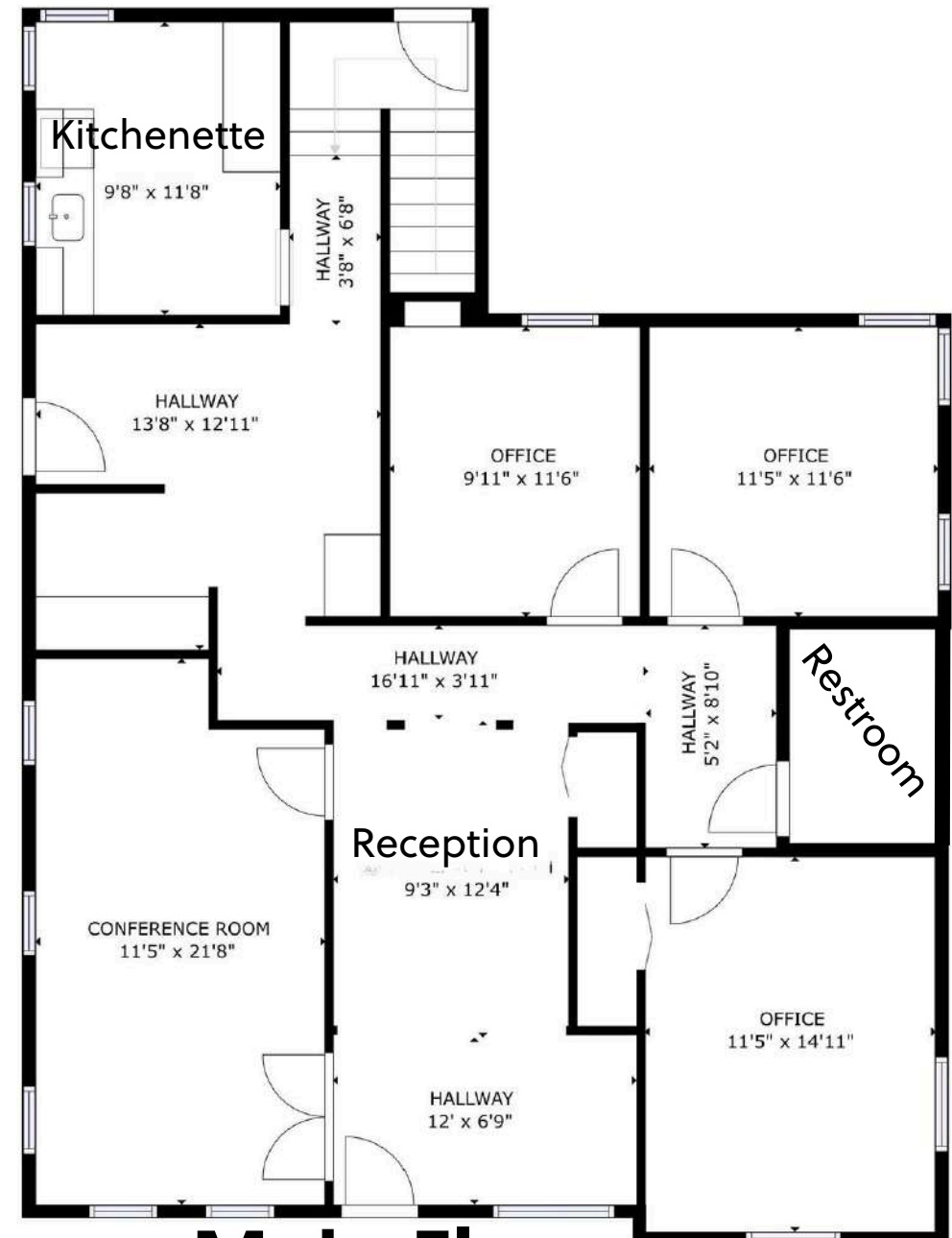






**Basement**

FLOOR 1



**Main Floor**

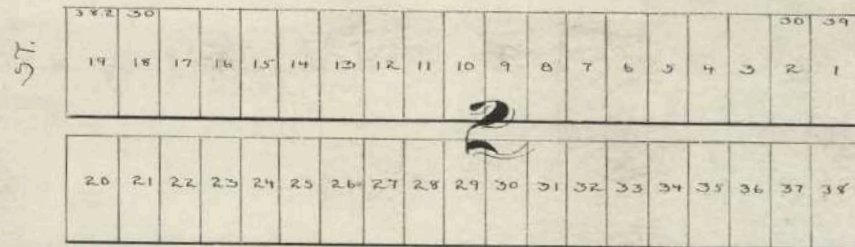
FLOOR 2



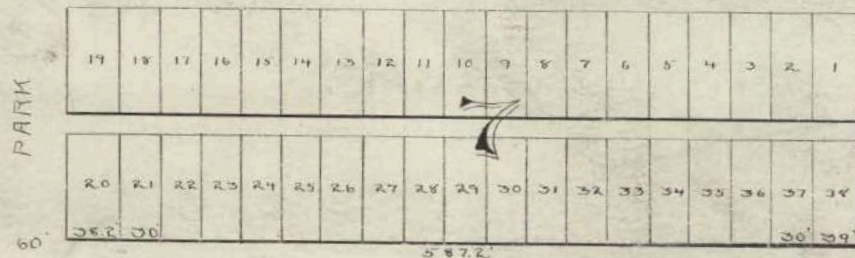
This plat is hereby approved this  
15<sup>th</sup> day of February, A.D. 1906.

John Bonner  
August Hollensteiner  
Peter Sheffer  
County Commissioners in and for  
Missoula County, Montana.

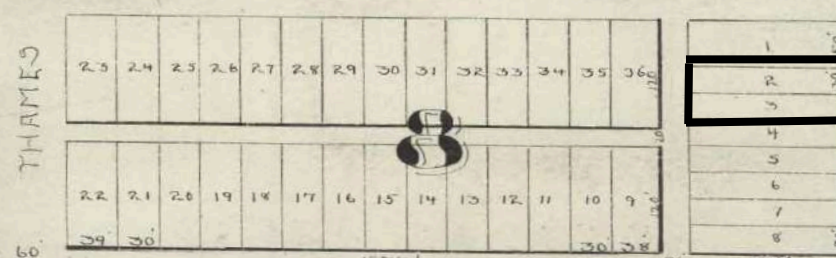
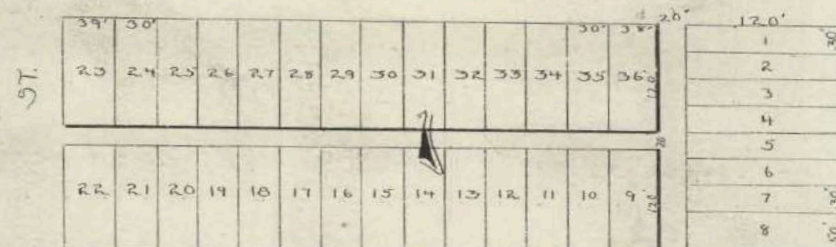
AVE.



AVE.



AVE.



Dated this 8<sup>th</sup> day of December A.D. 1905.

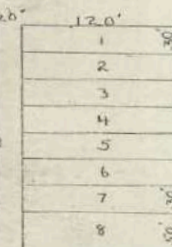
B.M. Francis.  
Rae B. Smith

State of Montana } ss:  
County of Missoula }

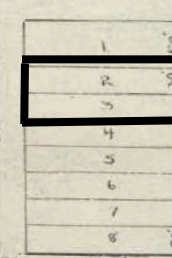
On this 8<sup>th</sup> day of December 1905, before me, FRANK THOMAS, a Notary Public in and for Missoula Co; Montana, personally appeared B.M. Francis, known to me to be the person whose name is subscribed to the above instrument, and acknowledged to me that he executed the same. In witness whereof I have hereunto set my hand and fixed my official seal the day and year first written above.

Frank Thomas  
Notary Public in and for  
Missoula Co, Montana

AVE.



S. HIGGINS



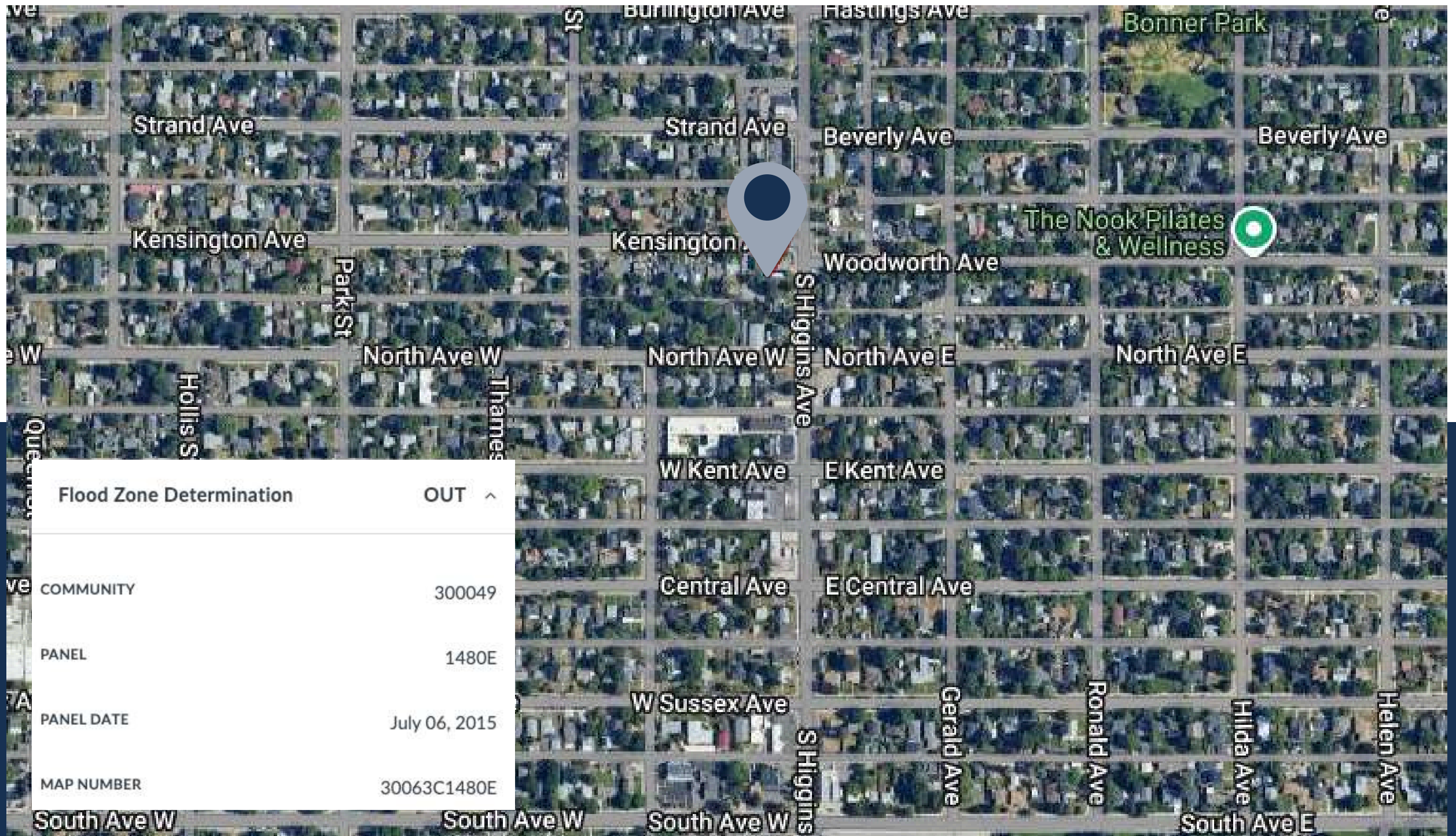
State of Montana } ss:  
County of ~~Missoula~~ Deer Lodge }

On this 9<sup>th</sup> day of December, 1905, before me, T.P. Stewart, a Notary Public in and for Deer Lodge County, Montana, personally appeared Rae B. Smith, known to me to be the person whose name is subscribed to the above instrument, and acknowledged to me that he executed the same. In witness whereof I have hereunto set my hand and fixed my official seal the day and year first written above.

T.P. Stewart  
Notary Public in and for Deer Lodge County

I Certify that I received and filed this

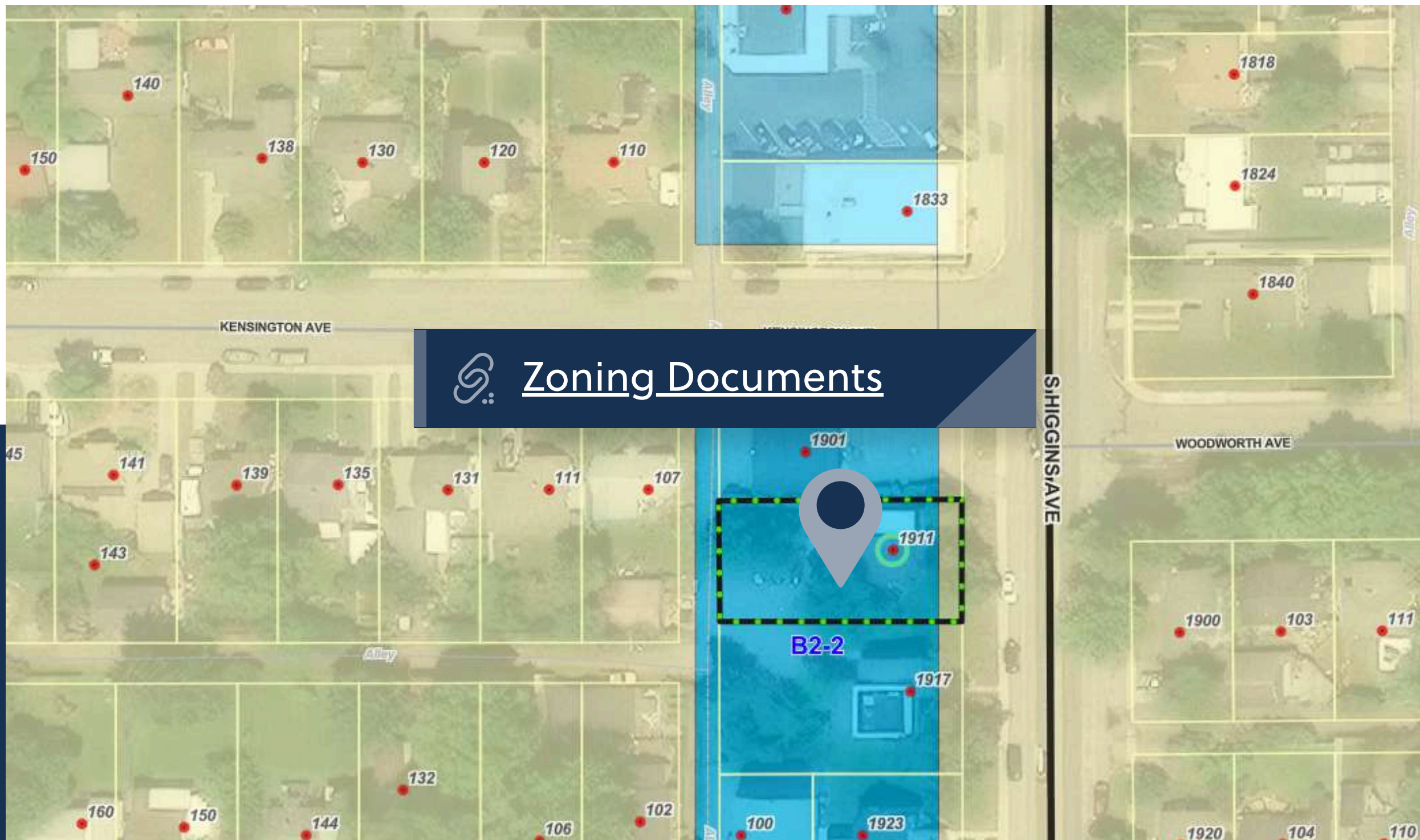




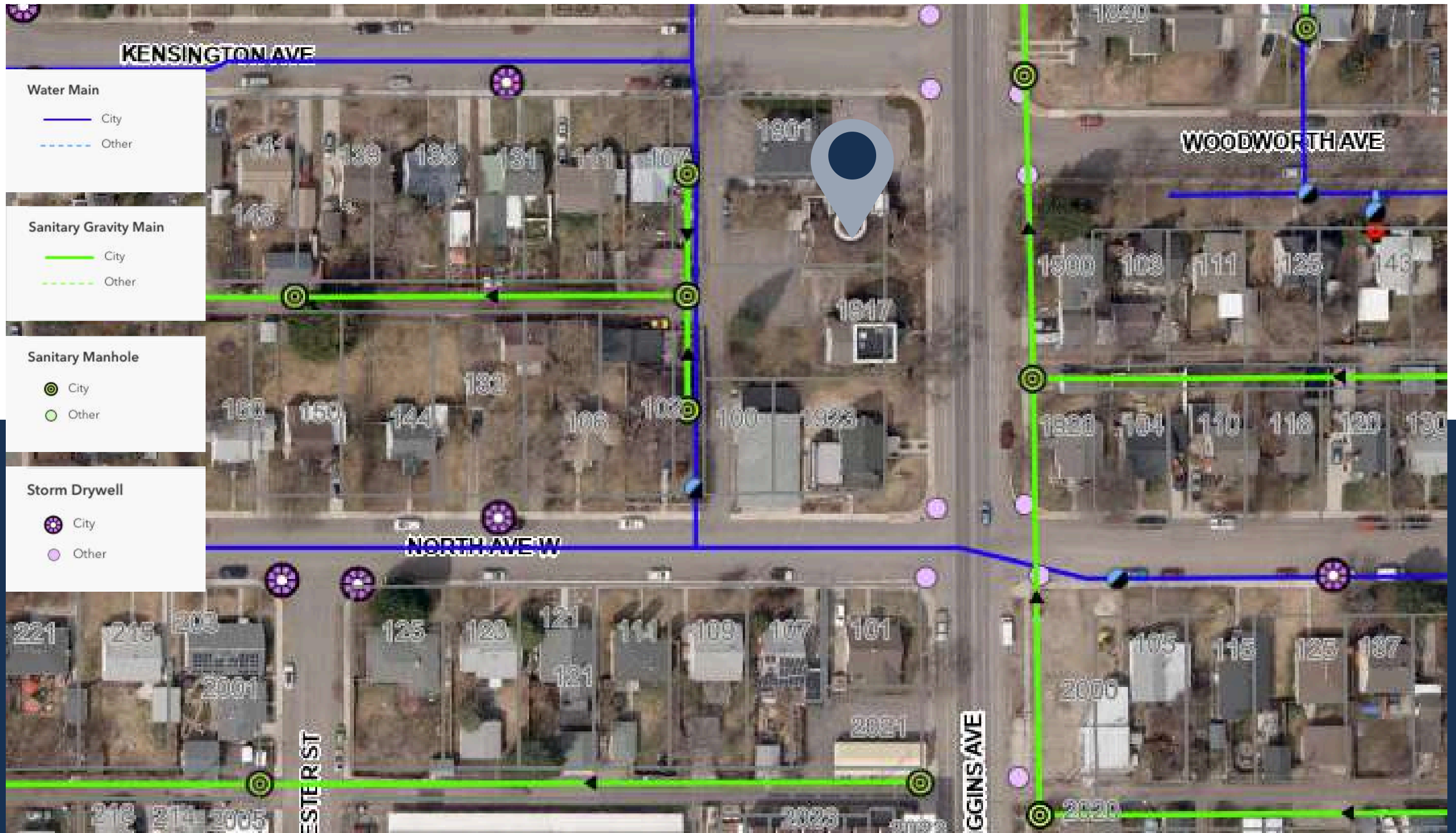




## Zoning Documents











# 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+r 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](http://lmi.mt.gov) & Zippia | [zippia.com](http://zippia.com)





## #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

## 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



# Brokerage and Marketing Team



**CLAIRE MATTEN, CCIM | SIOR**  
Commercial Real Estate Advisor

Claire has a long record of successfully guiding local, national, and multi-national clients with their commercial real estate acquisitions, lease obligations, asset reposition and dispositions. Claire specializes in industrial investment, commercial office, and self-storage properties.



**JESSICA BALDWIN**  
Brand Marketing & PR Director

Jessica enhances property visibility through strategic marketing in print, digital, and PR. Drawing on her background in brand building and online lead generation, she effectively positions properties to attract the right audience, maximizing their market presence and investment potential.



**SARA TOWNSLEY**  
Research Director

Sara manages the extensive library of real estate data that provides the Sterling team accurate and up to date information on transactions and sales. Her attention to detail and organization allows for efficient valuations and pricing guidance. Sara is also the first to know about new developments and businesses in the community.



**MAGGIE COLLISTER**  
Marketing & Project Analyst

With a background in real estate development and graphic design, Maggie creates punchy and compelling marketing pieces for listings. Her understanding of real estate and economic trends and data create strong selling points for properties in Montana's growing markets.



# Disclaimer & Limiting Conditions

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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.