



**High Profile Showroom/Warehouse**  
**2610 South Reserve Street**  
**Missoula, Montana 59801**



**SterlingCRE**  
ADVISORS

**SterlingCRE is excited to offer 2610 South Reserve Street, an exceptional retail and warehouse space in Missoula, Montana. This property is situated on a  $\pm 1.14$ -acre lot and features a total building size of  $\pm 28,512$  square feet.**

With its prime location and high visibility, this versatile space is ideal for retailers of all sizes looking to establish a strong presence in the area. This property has much to offer, including two bays with grade/truck loading capabilities, a rare 23-foot clearance height, and a spacious showroom floor with mezzanine space, providing exceptional retail flexibility.

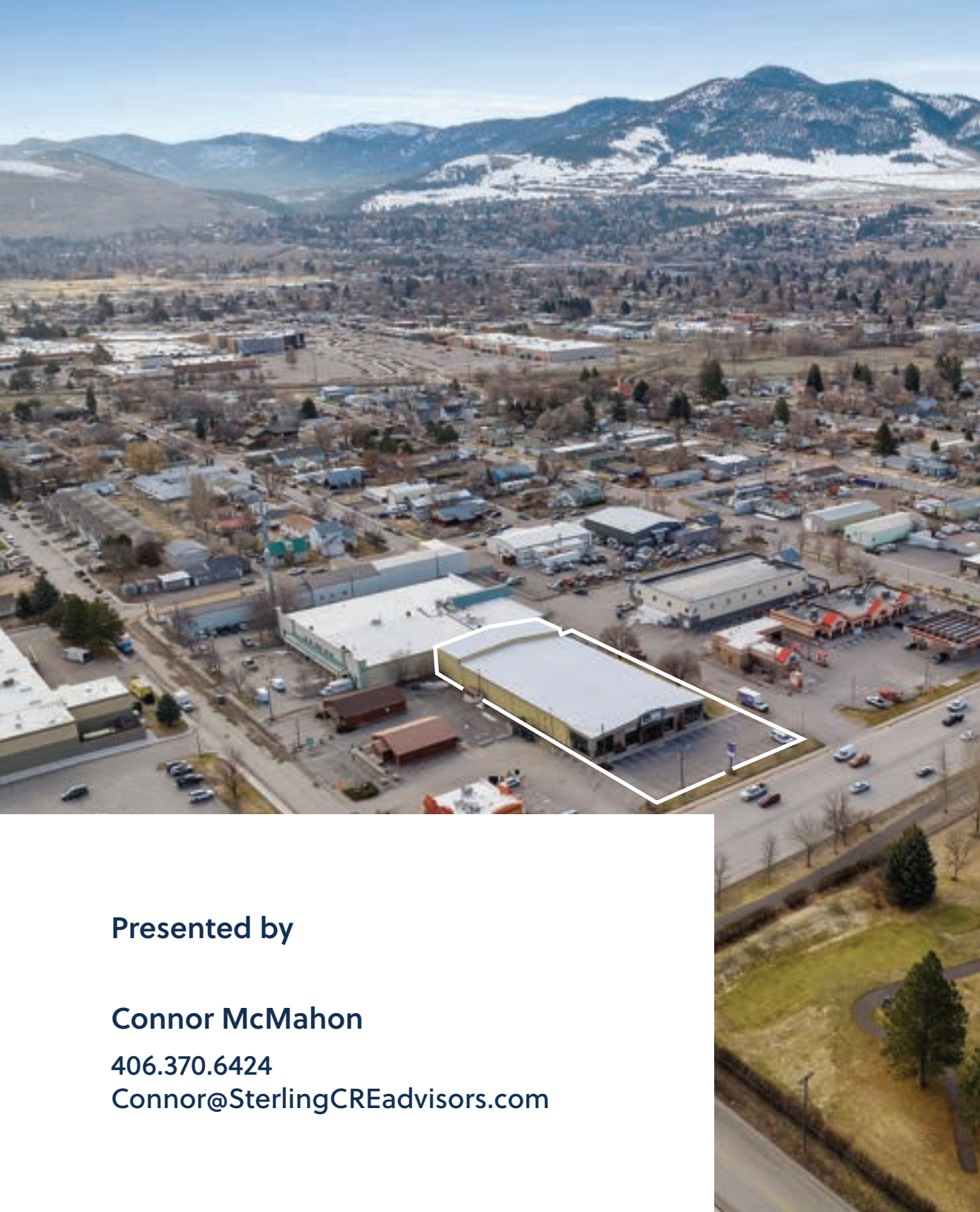
The surrounding area is experiencing significant commercial and residential development and offers direct access to the Bitterroot Valley. Located on one of Montana's busiest streets, the property benefits from high visibility, with  $\pm 28,082$  vehicles passing by daily. It is also conveniently located near the Community Medical Center, Midtown Missoula, and the Brooks Street commercial corridor.

Presented by

Connor McMahon

406.370.6424

Connor@SterlingCREadvisors.com





<b>Asking:</b>	\$5,190,000
<b>Address:</b>	2610 South Reserve Street Missoula, Montana 59801
<b>Property Type:</b>	Retail
<b>Total Acreage:</b>	±1.14 Acres
<b>Total Square Feet:</b>	±28,512 (Total) ±7,600 (Warehouse) ±14,000 (Retail) ±4,912 (Mezzanine - open) ±2,000 (Mezzanine - enclosed)
<b>Access</b>	Reserve Street
<b>Zoning:</b>	C2-4
<b>Geocode:</b>	04-2200-32-2-51-01-0000
<b>Property Taxes:</b>	\$53,551.88 (2022)



Well-maintained property with renovated building facade



Located in high visibility area, directly off of South Reserve Street



Monument signage in place with significant daily traffic volumes



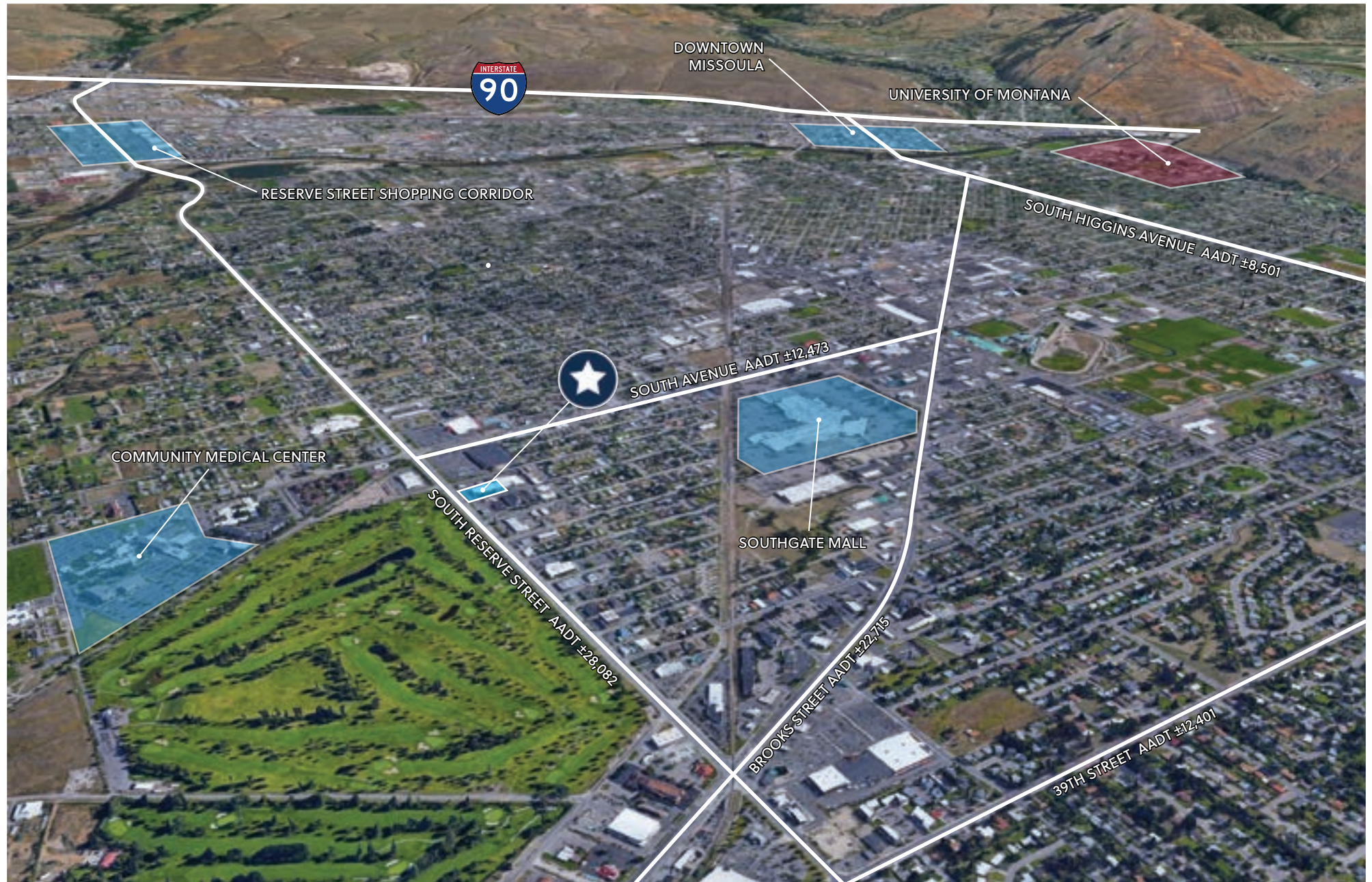
Grade and truck loading in place with hard to find 23' clear height



Zoned for commercial use

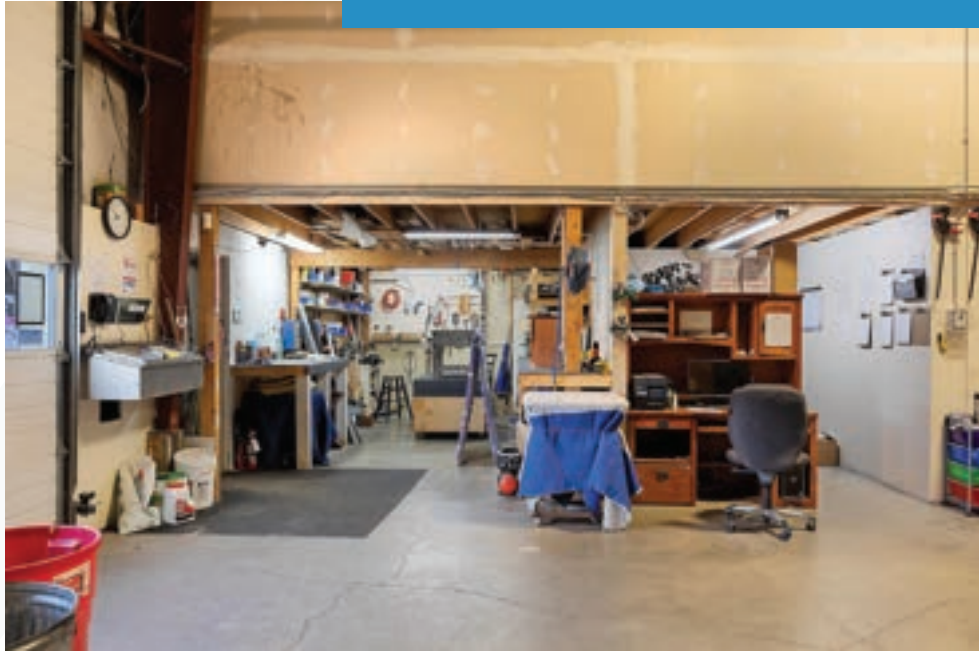


Dedicated parking lot

















**SterlingCRE**  
A D V I S O R S



## Commercial Real Estate Services

main: +1 406 203 4547

email: [info@SterlingCREadvisors.com](mailto:info@SterlingCREadvisors.com)

[SterlingCREadvisors.com](http://SterlingCREadvisors.com)

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