

# West Broadway

## Lot 3

### \$1,097,712.00



## INVESTMENT OPPORTUNITY

### Commercial Lot

Situated in Missoula's high traffic West Broadway area. Surrounded by many other large, well-known commercial businesses. High visibility to traffic on a busy, well travelled intersection. Lot offers great potential to investors.

- ▶ 1.4 acres
- ▶ Prime Location
- ▶ Available Now!

406.532.9233

Julie Gardner Realtor®, JD, MPA  
(406) 532-9233  
JulieGardnerProperties@gmail.com  
www.JulieGardnerProperties.com





## MEET OUR TEAM



**Julie Gardner is a licensed attorney and REALTOR®. Having practiced real estate law in Missoula for nearly ten years, Julie has extensive experience in the Missoula real estate market. From commercial developments to 1031 exchanges, from conservation properties to families' dream homes, Julie has a breadth of experience unique among real estate professionals.**



## Western Montana's Leading Commercial Real Estate Department

**ERA Lambros Real Estate is home to Montana's leading Commercial Real Estate Department. With more dedicated Commercial Realtors®, ERA Lambros offers the experience and expertise essential to successfully navigate your commercial real estate transactions. The Commercial Realtors® at ERA Lambros represent Sellers, Buyers, Landlords and Tenants, and have specific background and training in the transfer of all types of commercial properties.**

**Peter Lambros joined the family real estate business over twenty years ago, and has been providing his clients with superior guidance throughout his career. His expertise include property development, real estate portfolio strategic planning, and transaction negotiation.**





# Property Description

Buyers and/or their Agent are responsible for checking all property data including but not limited to square footage, zoning & anything pertinent to a transaction.

**Julie Gardner, JD, MPA**  
**ERA Lambros Real Estate**  
**3011 American Way**  
**Missoula, MT 59808**  
**jgardner@ERALambros.com**  
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**Information on Property:**

Located near Missoula's busy West Broadway Street, this lot is poised for success with Zoning that allows a variety of uses.



**Additional Information**

2.54

Zoned M1-2 allowing for a variety of uses

No Covenants!

16,000 + daily traffic count on Broadway Street

Rare urban acreage

Poised for success!

Other professional neighbors:

Murdoch's Home Supply

Target

Best Buy

Lowe's



# INVESTMENT HIGHLIGHTS



**Location** Situated on busy Union Pacific Street in Missoula's busy North Reserve Corridor, it creates appeal for Commercial Investors and Tenants.



**Highly Rated** Missoula is rated one of the Country's top places to live and work.



**Population** is 75,516 (2019) and 118,791 in the Missoula Metropolitan Area. Missoula is Montana's second largest city.



**Bike Friendly Town** allows to access to Missoula shops, restaurants and bars while leaving you car at home.



**Outdoor Recreation** abounds with outdoor enthusiasts flocking to Missoula, located at the convergence of five mountain ranges, for its rivers, mountains and vast outdoor spaces.



**University of Montana** attracts 10,000+ students per year and is home to the Montana Grizzlies Football Team.



**Restaurants and Breweries** speckle Missoula's landscape with countless options from which to choose.



**Arts and Culture** are a mainstay of Missoula life with dozens of local galleries, a renowned art museum, a brand new state-of-the-art library, and an incredible music scene.





# *MAPS*

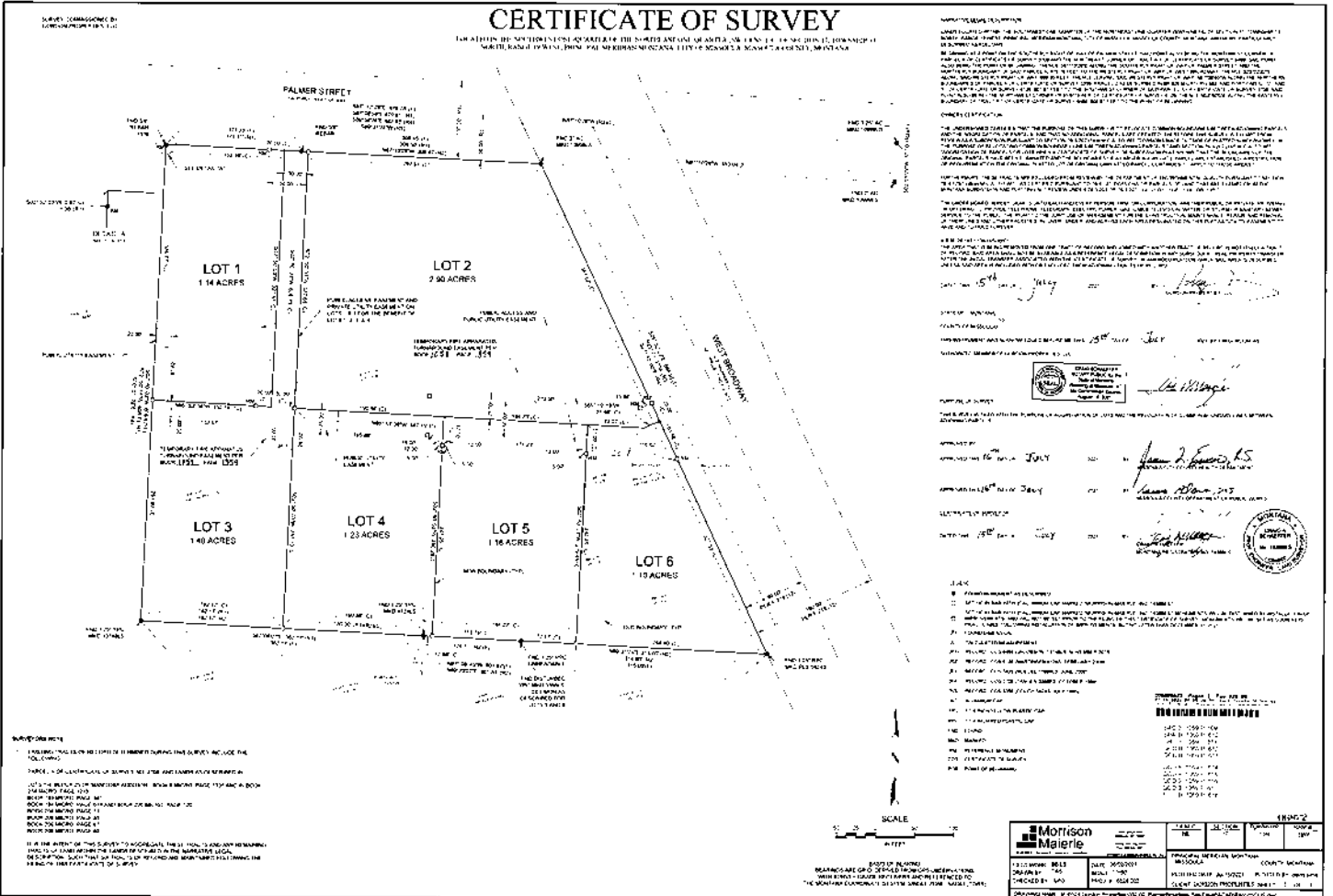
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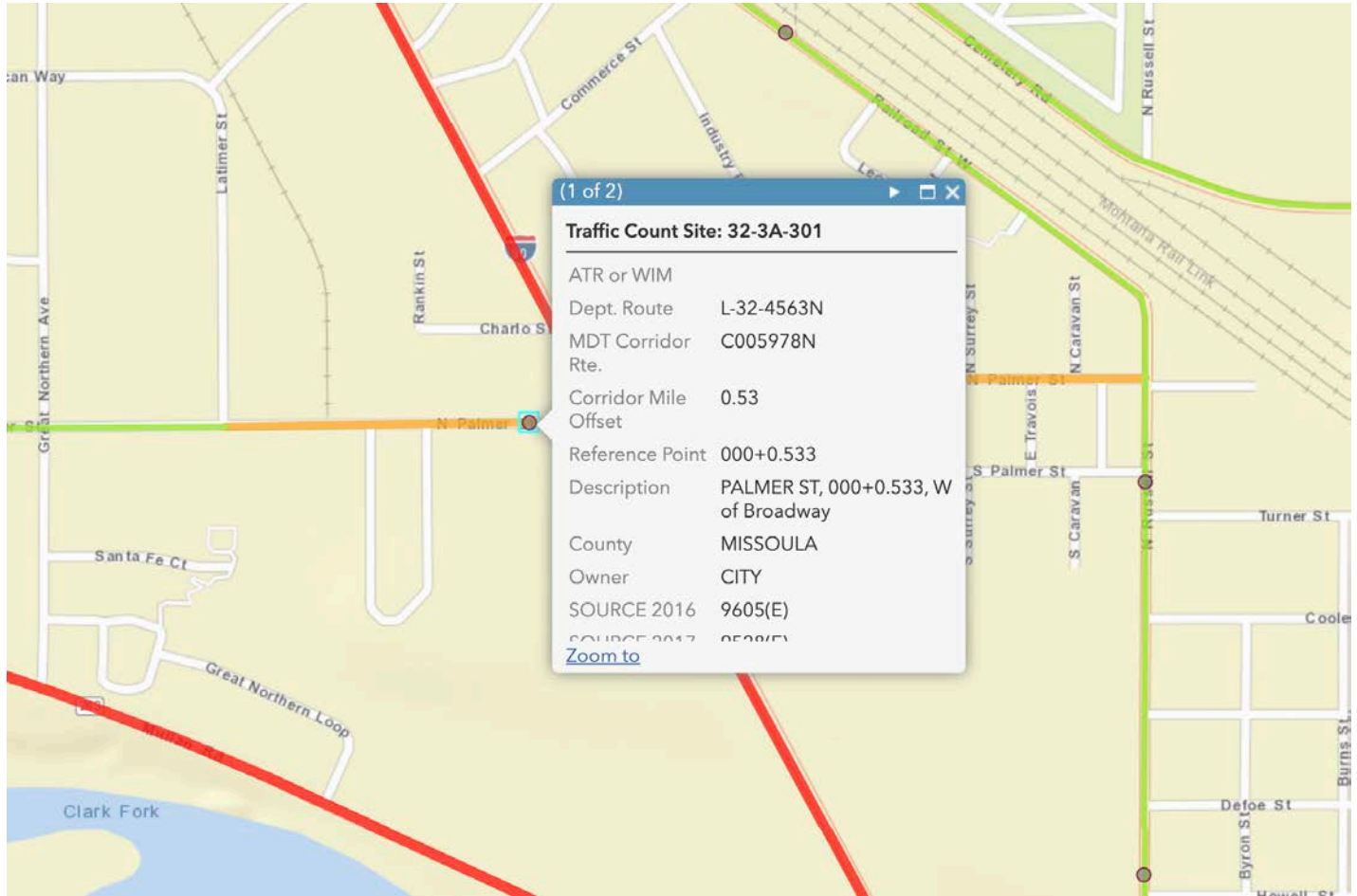
[www.JulieGardnerProperties.com](http://www.JulieGardnerProperties.com)



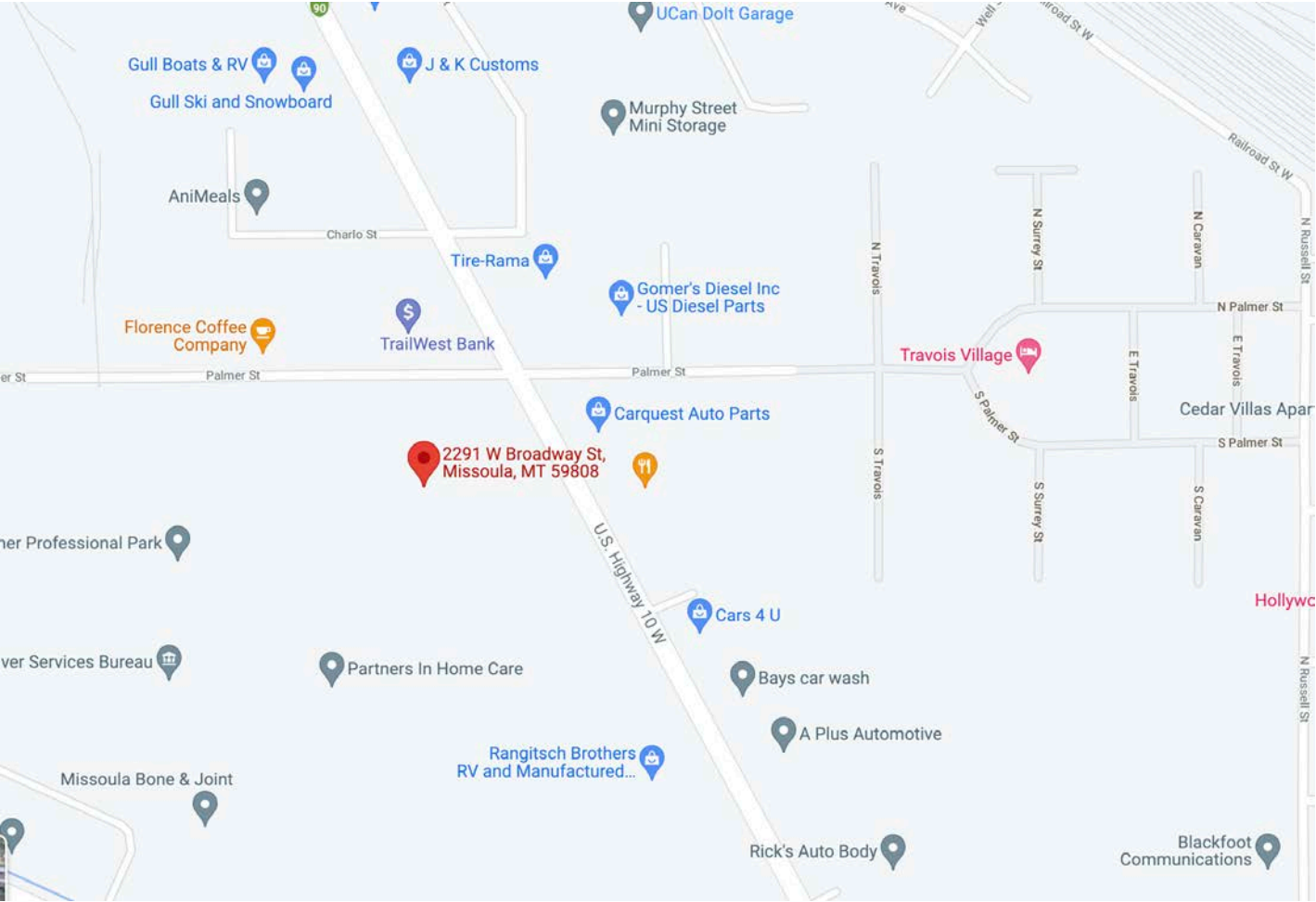




# Traffic Count



# Nearby Businesses







# *CAMA*

## *PROPERTY REPORT CARD*

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# Property Record Card

## Summary

### Primary Information

**Property Category:** [RP](#)                      **Subcategory:** [Commercial Property](#)  
**Geocode:** [04-2200-17-2-05-18-0000](#)      **Assessment Code:** [0421203007](#)  
**Primary Owner:**                              **PropertyAddress:** [W BROADWAY](#)  
[TRAILCREST INC](#)                              [MISSOULA, MT 59802](#)  
[PO BOX 7366](#)                                      **COS Parcel:**  
[MISSOULA, MT 59807-7366](#)

*NOTE: See the Owner tab for all owner information*

**Certificate of Survey:** [6822](#)

**Subdivision:**

**Legal Description:**

[S17, T13 N, R19 W, C.O.S. 6822, ACRES 1.4, LOT 3](#)

**Last Modified:** [4/30/2022 10:04:07 AM](#)

### General Property Information

**Neighborhood:** [204.802](#)                      **Property Type:** [VAC\\_U - Vacant Land - Urban](#)  
**Living Units:** [0](#)                              **Levy District:** [04-0586-4-1](#)  
**Zoning:**                                          **Ownership %:** [100](#)  
**Linked Property:**

[No linked properties exist for this property](#)

**Exemptions:**

[No exemptions exist for this property](#)

**Condo Ownership:**

**General:** [0](#)                                      **Limited:** [0](#)

### Property Factors

**Topography:**                                      **Fronting:**  
**Utilities:**                                          **Parking Type:**  
**Access:**                                              **Parking Quantity:**  
**Location:**                                          **Parking Proximity:**

### Land Summary

Land Type	Acres	Value
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
<b>Total Ag Land</b>	<b>0.000</b>	<b>00.00</b>
<b>Total Forest Land</b>	<b>0.000</b>	<b>00.00</b>
<b>Total Market Land</b>	<b>1.400</b>	<b>00.00</b>

### Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
11/30/2021	1067	1255	11/30/2021		Quit Claim Deed
6/28/2021	1059	614	7/16/2021		Quit Claim Deed



### Owners

Party #1

**Default Information:** TRAILCREST INC  
 PO BOX 7366

**Ownership %:** 100

**Primary Owner:** "Yes"

**Interest Type:** Conversion

**Last Modified:** 12/21/2021 12:16:08 PM

Other Names

Other Addresses

**Name**

**Type**

### Appraisals

#### Appraisal History

No data available for the parcel selected

### Market Land

Market Land Item #1

**Method:** Acre **Type:** Primary Site

**Width:** **Depth:**

**Square Feet:** 00 **Acres:** 1.4

Valuation

**Class Code:** 2207 **Value:**

### Dwellings

#### Existing Dwellings

No dwellings exist for this parcel

### Other Buildings/Improvements

Outbuilding/Yard Improvements

No other buildings or yard improvements exist for this parcel

### Commercial

#### Existing Commercial Buildings

No commercial buildings exist for this parcel

### Ag/Forest Land

Ag/Forest Land

No ag/forest land exists for this parcel



# *TAXES*

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# Missoula COUNTY

Shopping Cart: 0 items [\$0.00]

[New Search](#)

[History](#)

[Payoff](#)

[Pay Taxes](#)

[Help](#)

**Parcel Number:** 421203007

**Status:** Current

**Receipt:** 37360

**2023 Owner(s):**  
TRAILCREST INC

**Mailing Address:**

PO BOX 7366  
MISSOULA, MT 598077366

**Levy District:**

4.1, CITY, HELLGATE, TRANSPORT

### 2023 Value:

**Market:** \$1,053,500  
**Taxable:** \$19,911

[Detail](#)

### 2023 Taxes:

[View Pie Charts](#)

**First Half:** \$8,108.95 **Due:** 12/8/2023  
**Second Half:** \$8,108.94 **Due:** 5/31/2024  
**Total:** \$16,217.89

[Detail](#)

### 2023 Payments:

**First Half:** \$0.00  
**Second Half:** \$0.00  
**Total:** \$0.00

(May include penalty & interest)

### 2023 Legal Records:

**Geo Code:** 04-2200-17-2-05-18-0000 **Deed Book:** 1067 **Page:** 1255 **Date:** 2021-11-30

**Property address:** W BROADWAY, MISSOULA MT 59802

**TRS:** T13 N, R19 W, Sec. 17

**Legal:** S17, T13 N, R19 W, C.O.S. 6822, ACRES

1.4, LOT 3

Acres: 1.40

COS: 6822

**Note:** The accuracy of this data is not guaranteed. Property Tax data was last updated 10/31/2023 02:00 PM.

If you are sending your payments in by mail, address them To:

Missoula County  
200 W Broadway  
Missoula, MT 59802

Include Taxpayer ID with payments.





# *ZONING*

Buyers and/or their Agent are responsible for checking all property data including but not limited to square footage, zoning & anything pertinent to a transaction.

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Hi,  
These parcels are zoned M1-2, Limited Industrial.

Best,  
Kaitlin

---

**From:** Julie Gardner <juliegardnerproperties@gmail.com>  
**Sent:** Monday, November 1, 2021 3:20 PM  
**To:** Zoning DeskOnCall <ZoningDesk@ci.missoula.mt.us>  
**Subject:** Zoning – Lots 4 and 5 West Broadway

Hey Zoner-

Can you please tell me what the zoning is for lots 4 and 5 on West Broadway? I've attached a plat map for your reference. If you could also send me the corresponding pages for that zone, that would be great!

Thanks,

--

**Lauren Crandall**  
Realtor/Licensed Assistant to  
**Julie Gardner**  
ERA Lambros Real Estate  
3011 American Way  
Missoula, MT 59808

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Previous Name (Title 19)	New Name (Title 20)
No existing equivalent	RM1.5
RH	RM0.5
R-VI	RMH
<b>COMMERCIAL</b>	
BN	B1-1
R-V	B2-1
BC	B2-2
C-I	C1-4
C	C1-4
C-II	C2-4
CBD	CBD-4
SC	C1-1
<b>INDUSTRIAL</b>	
D	M1R-2
I-I	M1-2
I-II	M2-4
<b>OPEN SPACE/PUBLIC</b>	
P-I	OP1
OR	OP2
P-II	OP3

([Ord. 3439](#), 2010; [Ord. 3410](#), 2009)

[\[Chapter 20.01\]](#)

[\[Table of Contents\]](#)

#### **20.01.120 Special Districts/Overlay Districts established under Title 19**

Special zoning districts or Overlay Districts approved before November 4, 2009 will continue to be governed by the adopted special zoning district or overlay district regulations according to the last archived version of Title 19 unless the regulations of Title 20 explicitly state otherwise or the districts have been incorporated as a Neighborhood character Overlay district per Title 20, and unless and until such time as the subject property is rezoned to another zoning classification in accordance with the zoning amendment procedures of [20.85.040](#). When development standards in a Special district or an “Overlay District Established under Title 19” refer to Title 19, the “Missoula Zoning Ordinance” (or similar phrase), or are silent regarding additional standards, the standards of the last archived version of Title 19 will apply.

Commentary: Regulations and standards that apply in special zoning districts can be found in Development Services.

([Ord. 3439](#), 2010; [Ord. 3410](#), 2009)

[\[Chapter 20.01\]](#)

[\[Table of Contents\]](#)

#### **20.01.130 Severability**

If any portion of this zoning ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, that portion is to be deemed severed from the zoning ordinance and in no way affects the validity of the remainder of the zoning ordinance.

([Ord. 3439](#), 2010; [Ord. 3410](#), 2009)

[\[Chapter 20.01\]](#)

[\[Table of Contents\]](#)



**Chapter 20.15 Industrial and Manufacturing Districts**

20.15.010 General.....20.15-1  
 20.15.020 Allowed Uses.....20.15-1  
 20.15.030 Residential Building Types.....20.15-2  
 20.15.040 Parcel and Building Standards.....20.15-5  
 20.15.050 Site, Design and Operational Standards.....20.15-6  
 20.15.060 Other Regulations .....20.15-6

**20.15.010 General**

**A. Districts**

**1. List**

The city’s industrial and manufacturing zoning districts are listed below. Except as otherwise expressly stated, when this zoning ordinance refers to “industrial” or “manufacturing” zoning districts or “M” districts, it is referring to these districts.

Map Symbol	District Name
M1R	Limited Industrial-Residential
M1	Limited Industrial
M2	Heavy Industrial

**2. Deciphering the District Names and Map Symbols**

The M district names and map symbols are intended to provide only a general, relative indication of what is allowed in the district. On the zoning map these districts include at least one other essential information component; an intensity designator, which is identified by a dash (-) and a numeral following the initial letter-number combination, as in M1-2 (M1 dash 2.) The intensity designator establishes the allowable intensity of development and applicable parcel and building standards.

**B. Purposes**

Missoula’s industrial (M) zoning districts are primarily intended to accommodate manufacturing, warehousing, wholesale and industrial uses. The regulations are intended to promote the economic viability of manufacturing and industrial uses, encourage employment growth, allow residential uses in the M1R district, and limit the encroachment of unplanned residential and other non-industrial development into M1- and M2-zoned areas.

([Ord. 3439](#), 2010; [Ord. 3410](#), 2009)

[[Chapter 20.15](#)]

[[Table of Contents](#)]

**20.15.020 Allowed Uses**

**A. Use Table**

Uses are allowed in M zoning districts in accordance with [Table 20.15--1](#) below.





**20.15.040 Parcel and Building Standards**

**A. General**

This section establishes basic parcel and building standards for all development in M districts. The standards that apply vary according to the intensity designator that is attached to the zoning map symbol. These intensity designators are identified by the numeral following the dash (-) in the district name, as in “M1-2” (M1 dash 2.)

**B. Basic Standards**

All development in M districts must comply with the parcel and building standards of [Table 20.15—2](#) except as otherwise expressly provided. General exceptions to parcel and building standards and rules for measuring compliance can be found in [Chapter 20.110](#).

**Table 20.15—2 Parcel and Building Standards (M Districts)**

Standard	-1	-2	-3	-4
<b>Parcel Size</b>				
↳Minimum parcel area (sq. ft.)	5,000	5,000	5,000	5,000
↳Vertical Mixed-use Building	None	None	None	None
↳Single-purpose Residential Building/Mixed Use Building	Minimum parcel area: 3,000 sq. ft.; minimum parcel area per unit: 1,000 sq. ft.			
↳Minimum parcel width (feet)	None	None	None	None
<b>Minimum Front Setback [1]</b>				
↳Abutting residential district	[1]	[1]	[1]	[1]
↳Not abutting R district	None	None	None	None
<b>Minimum Rear Setback</b>				
↳Abutting R district				
↳% of parcel depth	25	25	25	25
↳Maximum required (feet)	20	20	20	20
↳Not abutting R district	None	None	None	None
<b>Minimum Interior Side Setback</b>				
↳Abutting residential district	[3]	[3]	[3]	[3]
↳Not abutting R district	None	None	None	None
<b>Minimum Street Side Setback</b>				
↳Abutting residential district	[1]	[1]	[1]	[1]
↳Not abutting R district	None	None	None	None
<b>Maximum Building Height (feet)</b>	40 [4]	50 [4]	65 [4]	125 [4]

**Notes to Table 20.15-2**

- [1] Front and street side setbacks are required only when an M-zoned parcel abuts an R-zoned parcel with frontage on the same street. In such cases, the M-zoned parcel must match the actual front or street side setback of the building that exists on the abutting R-zoned parcel, or if no building exists on the abutting R-zoned parcel, the M-zoned parcel must provide at least 50% of the front setback that applies to the abutting R-zoned parcel.
- [2] Rear setbacks are required only when the rear of an M-zoned parcel abuts the rear of an R-zoned parcel.
- [3] Interior side setback required only when an M-zoned parcel abuts R-zoned parcel. In such cases, the M-zoned parcel must provide the same interior side setback as required for the abutting R-zoned parcel.
- [4] For parcels abutting R districts that have a maximum allowed building height of 35 feet or less, the maximum building height at the point of the required minimum setback line is 35 feet. Height may be increased above 35 feet by up to 1 foot (vertical) for each 6 inches of building setback or upper floor step-back..