

Boundary lines are approximate.



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Prime Office/Retail Building near North Reserve Street

3220 Great Northern Avenue

Missoula, Montana

1.34 acres | ± 6,096 SF Building

Exclusively listed by:

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Contents

(click to jump to section)

[Executive Summary](#)

[Interactive Links](#)

[Property Details](#)

[Demographics](#)

[Market Overview](#)

[Brokerage Team](#)

[Limiting Conditions](#)

Opportunity Overview




SterlingCRE Advisors is pleased to present an exceptional opportunity for office or retail on this ±1.34 acre parcel with a ± 6,096 SF building.

Located within the North Reserve Street Retail Corridor, your business will benefit from proximity to the ±33,193 daily drivers along North Reserve Street with easy access to West Broadway and Interstate 90. Nearby commercial businesses include Costco, Lowe’s, Chick-fil-A, and Target, as well as numerous other established retail and restaurant franchises.

The site has versatile commercial zoning (City of Missoula, M1R-2), access to all utilities, and a private, dedicated parking lot with ample space to install a drive-thru if needed.

This site would be ideal for medical office, professional office or retail. Financial institutions are not permitted.

Interactive Links

-  [Link to Listing](#)
-  [Street View](#)
-  [3D Tour](#)

Address	3220 Great Northern Avenue
Purchase Price	\$1,895,000
Property Type	Office/Retail
Total Acreage	Acreage: ±1.34
Building Size	± 6,096 SF

3220 Great Northern Avenue

\$1,895,000

Building SF	±6,096 SF
Geocode	04-2200-08-3-03-19-0000
Year Built/Renovated	1994/2015
Zoning	M1R-2 (Light Industrial Residential)
Access	Great Northern Avenue
Services	City water and sewer
Taxes	\$53,666.76 (2025)
Parking	Private parking lot
Traffic Count	± 3,558 (2023 AADT)
Drive-Thru	Potential for a drive-thru





Located in proximity to West Broadway and the bustling North Reserve Street Retail Corridor



Surrounded by retail uses including big box retailers, restaurants and more



Versatile light industrial residential (M1R-2) zoning allows for office and retail uses



Dedicated, private parking lot with ample parking



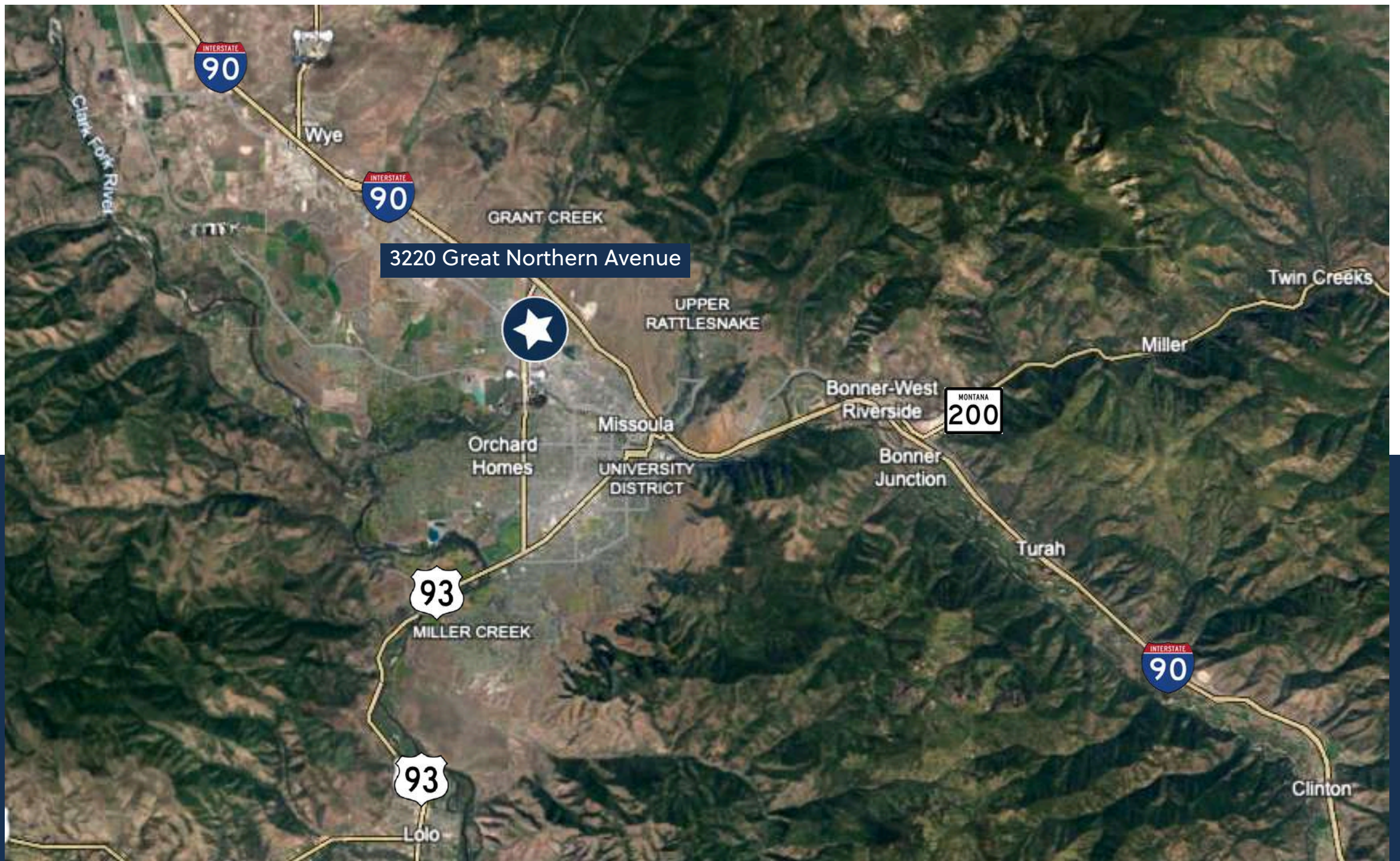
Potential to add drive-thru



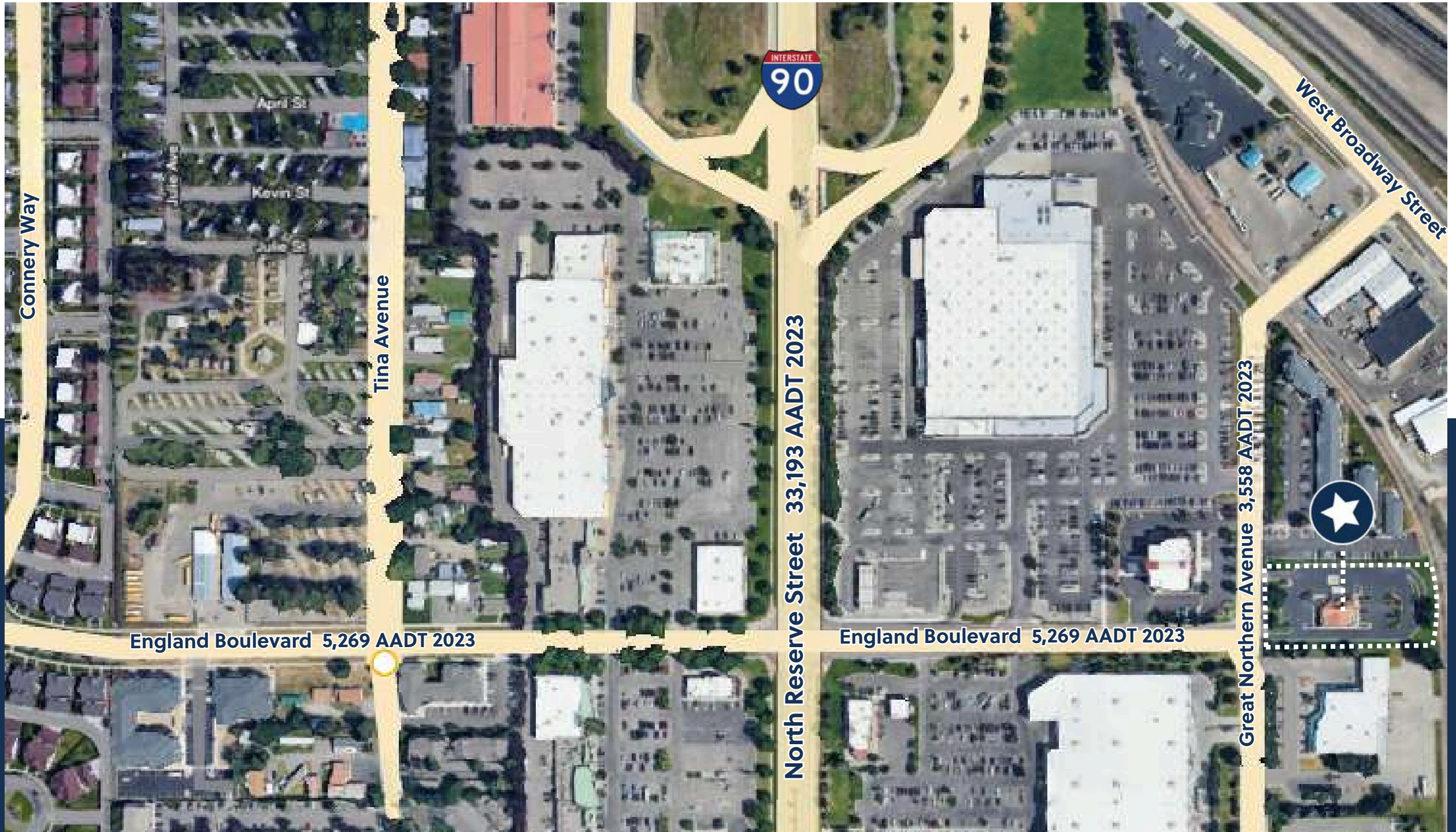
LOCATION



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Regional Map



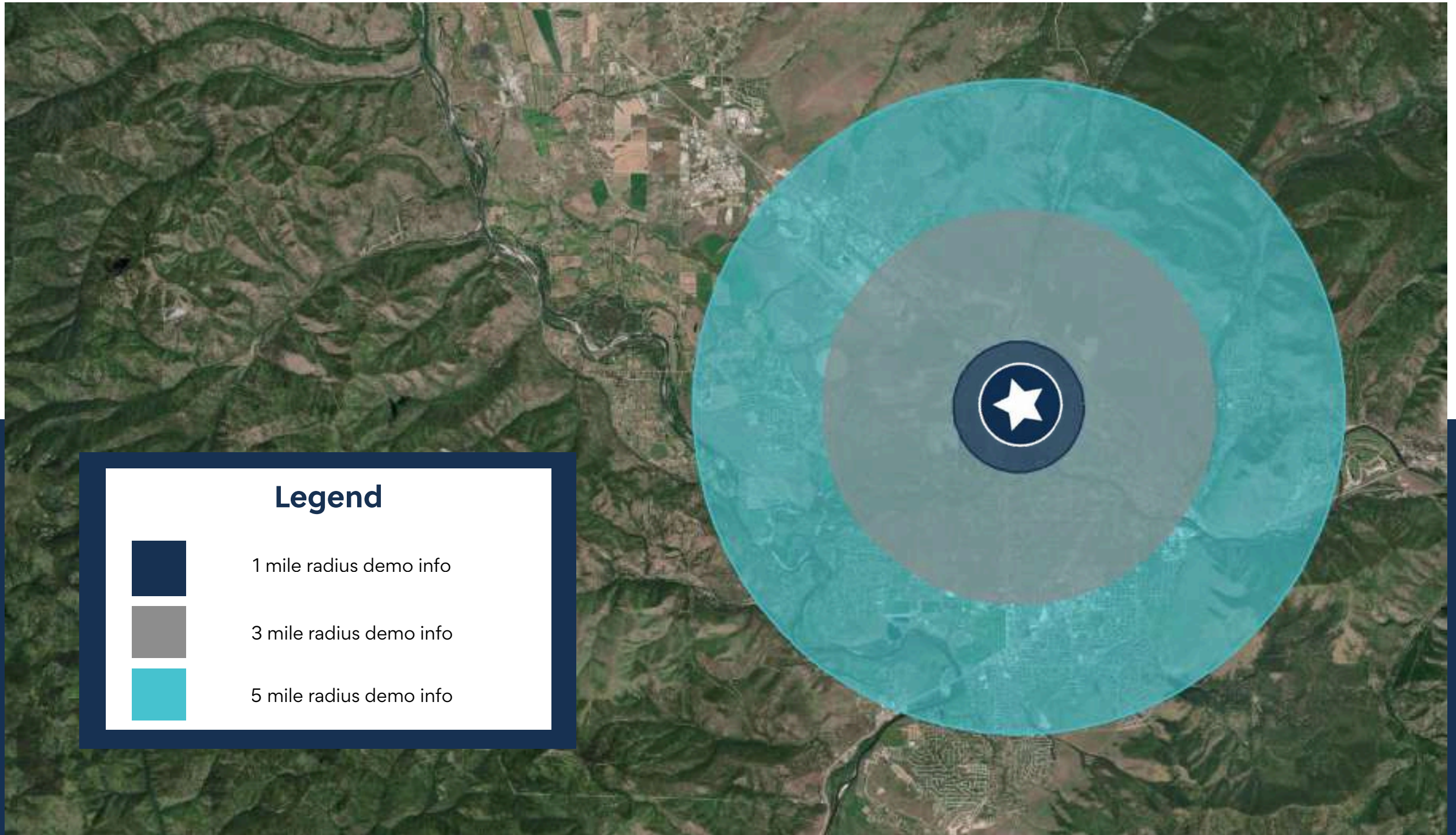
Boundary lines are approximate

Locator Map



Boundary lines are approximate

Retailer Map



Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

KEY FACTS

1 mile

6,993

Population



Median Age



Average Household Size

\$52,428

Median Household
Income

1,245

2023 Owner Occupied
Housing Units (Esri)

2,362

2023 Renter Occupied Housing
Units (Esri)

BUSINESS

1 mile



743

Total Businesses



11,548

Total Employees

HOUSING STATS

1 mile



\$345,510

Median Home Value



\$7,531

Average Spent on
Mortgage & Basics



\$1,080

Median Contract Rent

2024 Households by income (Esri)

The largest group: \$35,000 - \$49,999 (23.2%)

The smallest group: \$150,000 - \$199,999 (2.9%)

Indicator ▲	Value	Diff	
<\$15,000	7.8%	+0.6%	
\$15,000 - \$24,999	7.9%	+1.0%	
\$25,000 - \$34,999	8.6%	+2.0%	
\$35,000 - \$49,999	23.2%	+8.1%	
\$50,000 - \$74,999	17.9%	+2.4%	
\$75,000 - \$99,999	12.3%	-4.5%	
\$100,000 - \$149,999	15.1%	-1.0%	
\$150,000 - \$199,999	2.9%	-3.9%	
\$200,000+	4.4%	-4.6%	

Bars show deviation from Missoula County

Variables	1 mile	3 miles	5 miles
2022 Total Population	6,993	48,456	85,621
2022 Household Population	6,714	47,384	82,589
2022 Family Population	3,493	28,541	54,057
2027 Total Population	7,603	51,405	89,450
2027 Household Population	7,324	50,333	86,417
2027 Family Population	3,788	30,339	56,405

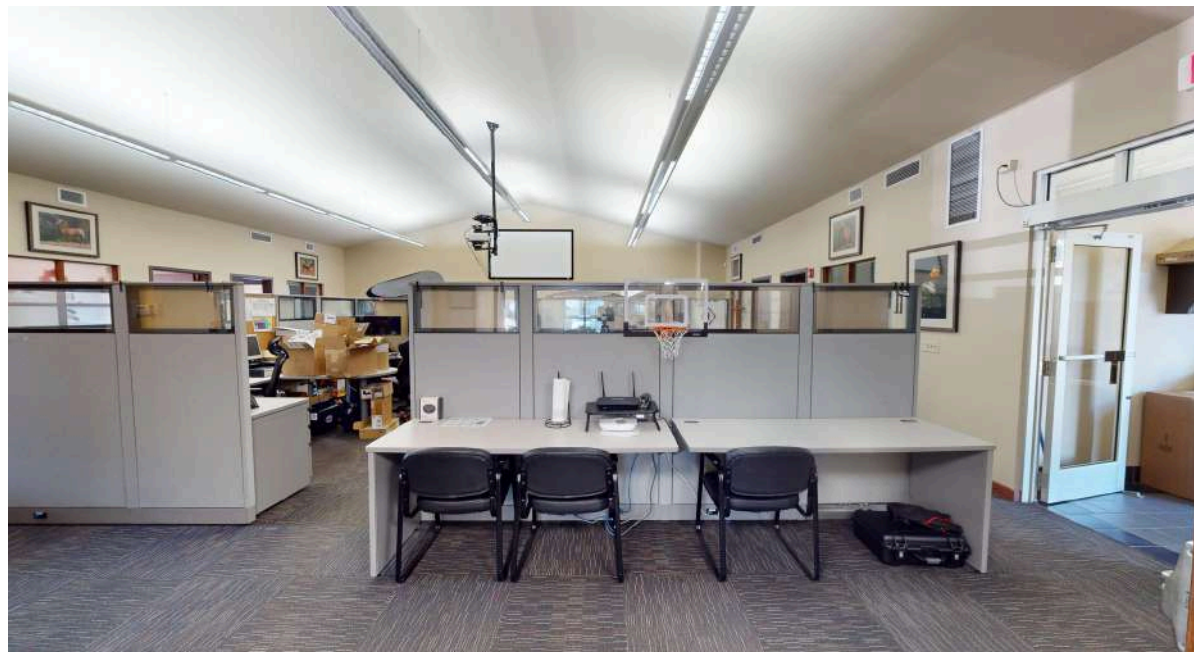
Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$40,319	\$39,280	\$40,656
2022 Median Household Income	\$52,428	\$58,608	\$64,108
2022 Average Household Income	\$75,446	\$81,845	\$90,576
2027 Per Capita Income	\$48,666	\$47,088	\$48,686
2027 Median Household Income	\$63,540	\$74,665	\$78,512
2027 Average Household Income	\$90,668	\$97,668	\$107,659

PROPERTY DETAILS

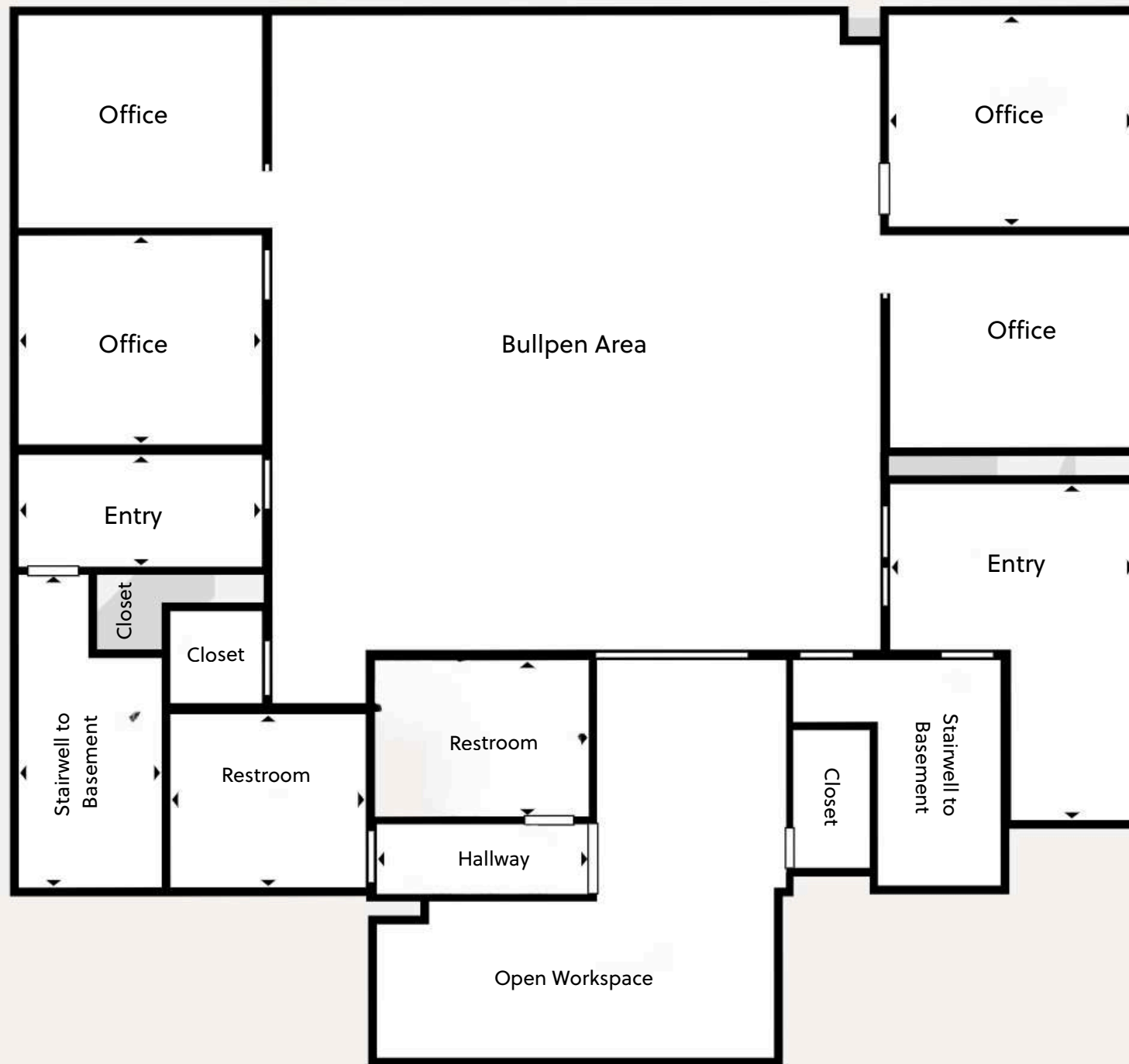


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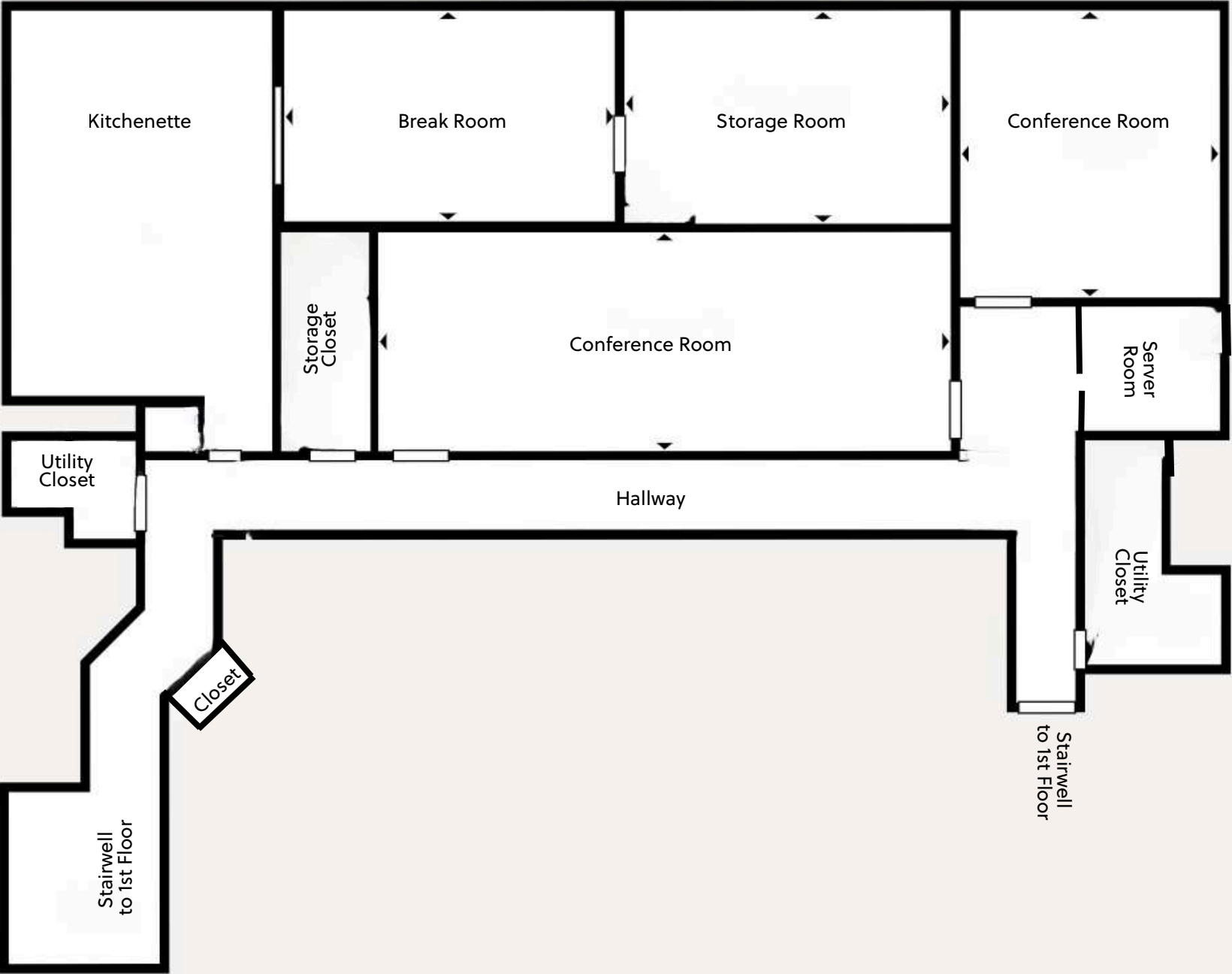




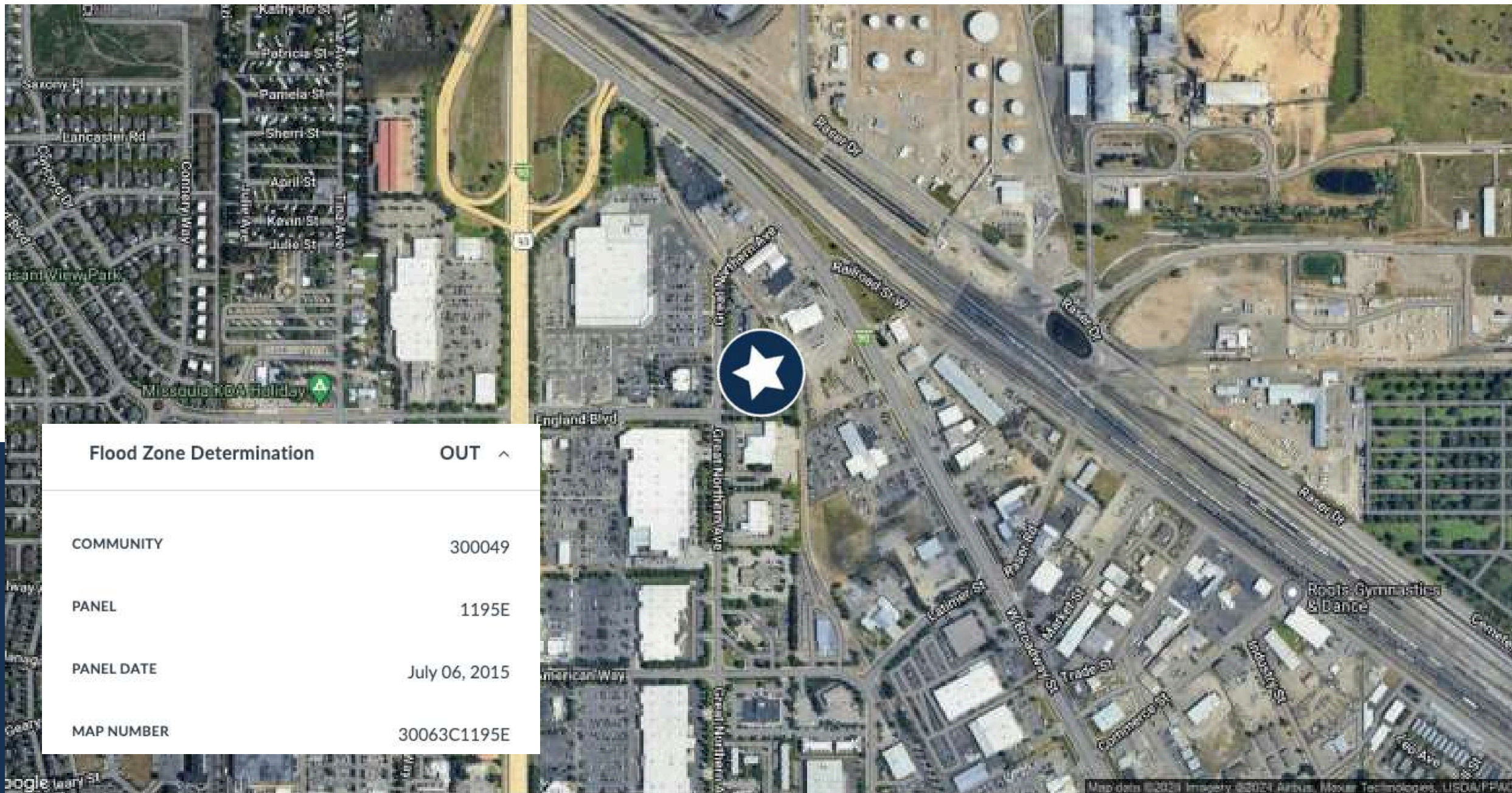
1st Floor

Approximate representation

Floor Plans

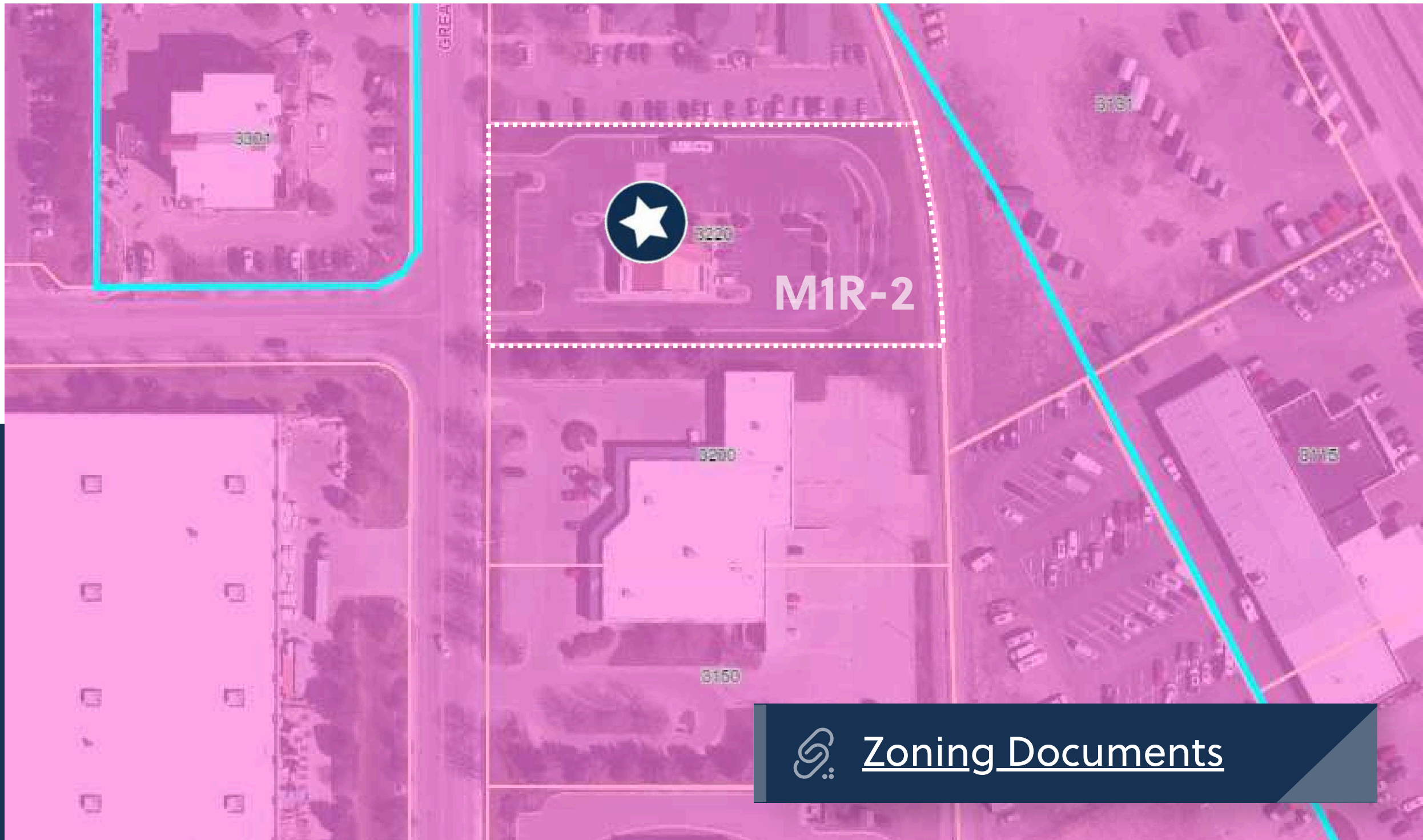


Basement

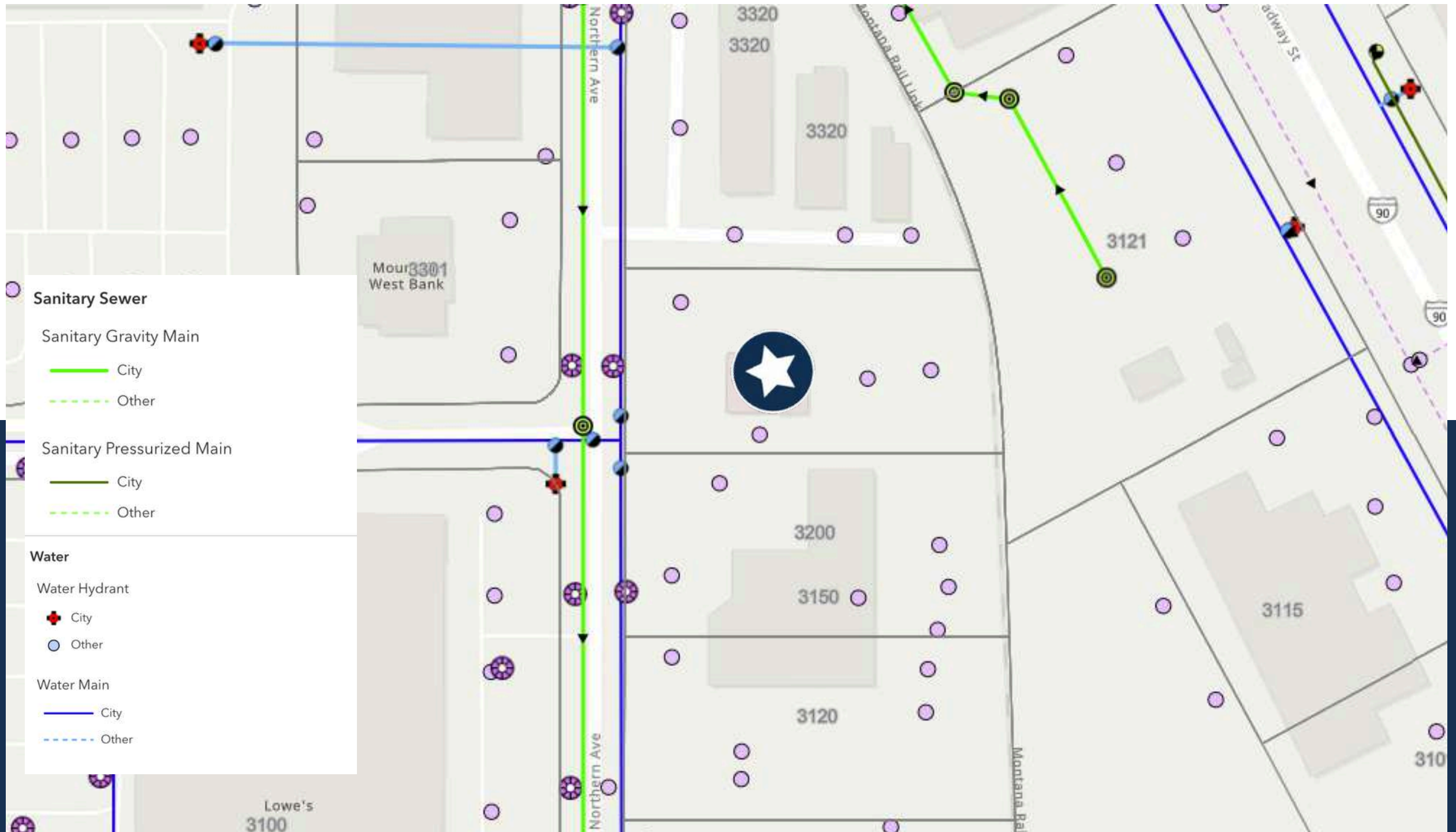


Flood Zones:  X500 or B Zone  A Zone  V Zone  D Zone  Floodway  CBRA

Flood Plain



 [Zoning Documents](#)



An aerial photograph of a commercial district. In the foreground, a large parking lot with several cars and a bus is visible. To the right, a modern building with a white roof and blue accents stands out. The middle ground is filled with various industrial and commercial buildings, including a large white warehouse and numerous smaller structures. In the background, a long train of freight cars stretches across the landscape, and distant mountains rise under a clear blue sky.

MARKET OVERVIEW



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Missoula Air Service

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

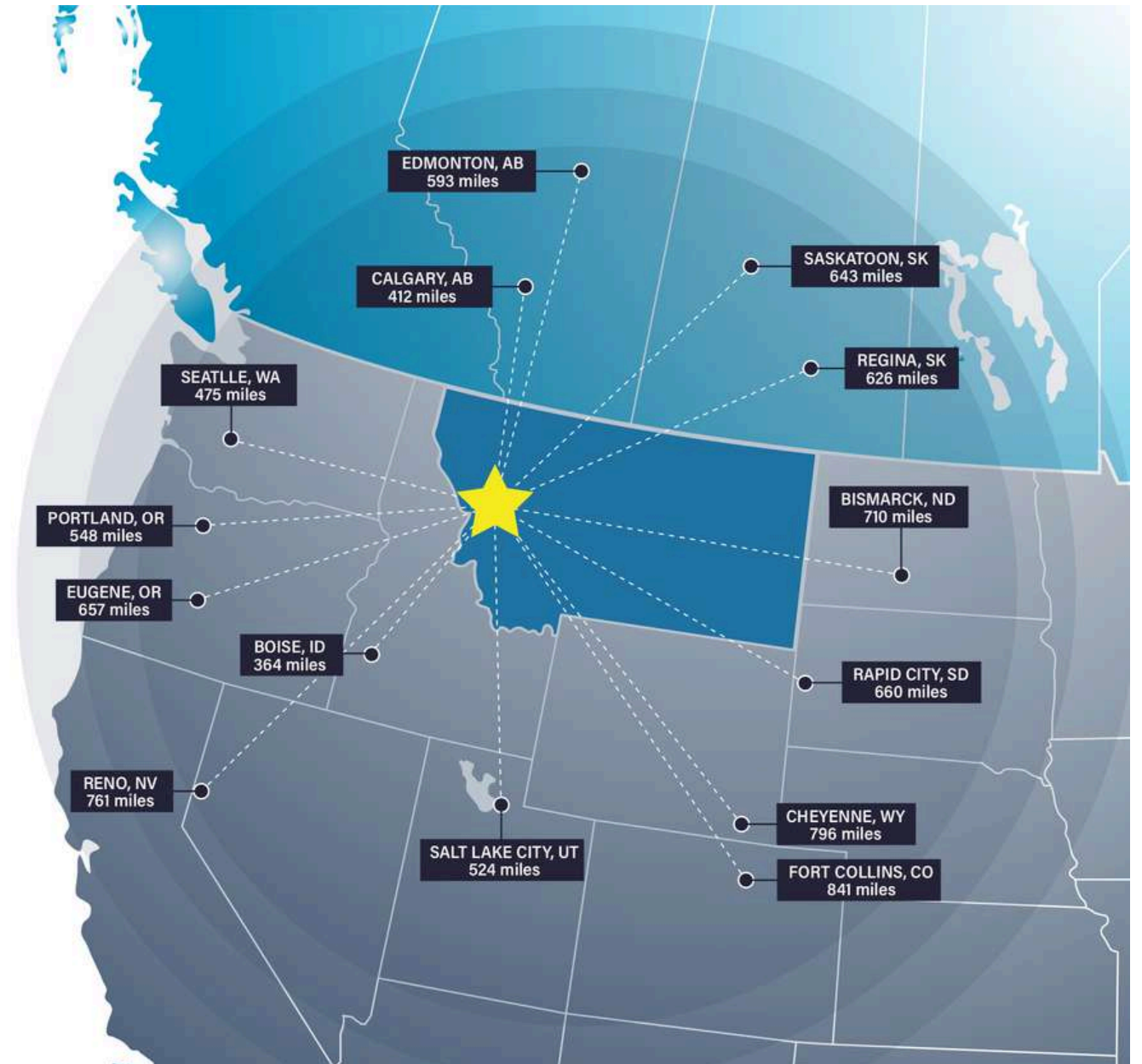


Missoula Access

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 & Zippia | zippia.com



ACCOLADES

#1 Most Fun City for Young People

Smart Assets

#2 Best Places to Live in the American West

Sunset Magazine

Top 10 Medium Cities for the Arts

2023 Southern Methodist University

#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

Top 10 Cities for Beer Drinkers

2015, 2016, 2017, 2019, 2022

International Public Library of 2022

The International Federation of Library Associations World Congress

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



Brokerage Advisors



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.



CHRIS BRISTOL
Commercial Real Estate Advisor
Transaction Coordinator

Chris leverages her project management, e-commerce, and mortgage banking experience to support seamless transactions. Her ability to position properties effectively and execute projects efficiently ensures a high-level of service to SterlingCRE's commercial real estate clients.

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