



For Sale
\$3,695,000

704 Southwest
Higgins Avenue,
Missoula, MT
59803

Presented By:

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Property Information

Section 1



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Building & Land For Sale - Business is not included in sale. 7.8% Cap Rate with current lease. Tenant may relocate if a buyer has another use for this property. Located in vibrant Midtown Missoula, this 24,000 square foot steel building represents a rare opportunity to acquire a well-established commercial asset in a highly sought-after corridor. The property is occupied by a grocery store under a triple net lease, offering consistent income backed by a longstanding neighborhood business. The building features 1.69 acres with substantial on-site parking, brand new roof, a west-facing pit loading dock, and full alley access for convenient service and deliveries. Having operated successfully as a grocery store for decades, the site enjoys deep community roots and steady foot traffic.

Flexible zoning allows for a broad mix of future uses, including residential and commercial development up to 125 feet in height. Its proximity to the South Hills neighborhood, area schools, and the University of Montana enhances both current performance and future redevelopment appeal.

OFFERING SUMMARY

Sale Price:	\$3,695,000
Lot Size:	1.69 Acres
Building Size:	24,000 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	533	1,599	4,460
Total Population	1,147	3,538	10,347
Average HH Income	\$95,204	\$102,744	\$103,371



LOCATION DESCRIPTION

704 SW Higgins Avenue is strategically positioned in Midtown Missoula, one of the city's most dynamic and evolving commercial corridors. This stretch of Higgins Avenue serves as a primary north-south arterial connecting Downtown Missoula, the University District, and the South Hills, generating consistent vehicle traffic and strong neighborhood accessibility.

The property benefits from immediate proximity to established residential neighborhoods, area schools, and the University of Montana, creating a reliable customer base and sustained daytime activity. Midtown continues to experience reinvestment and redevelopment, with a mix of long-standing local businesses and new commercial and mixed-use projects shaping the corridor's continued growth.

With excellent visibility, convenient access, and strong surrounding demographics, this location supports both stable tenancy and long-term redevelopment potential — making it one of Missoula's most strategically positioned commercial submarkets.

ADDITIONAL PHOTOS



Approximate Lot Lines



Location Information

Section 2



AREA BUSINESSES

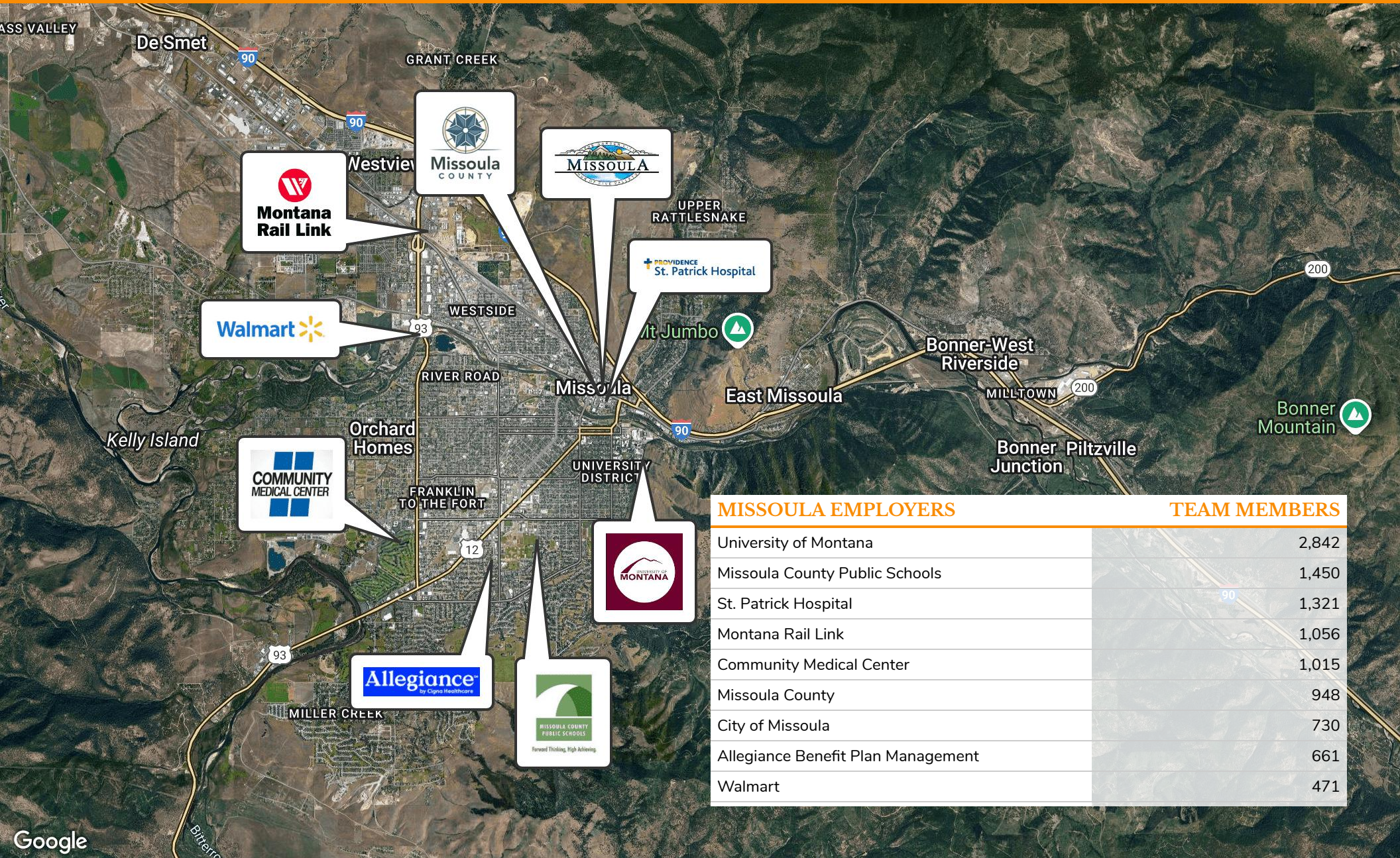


Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/GEO

MT CITIES



MISSOULA EMPLOYERS



MISSOULA EMPLOYERS	TEAM MEMBERS
University of Montana	2,842
Missoula County Public Schools	1,450
St. Patrick Hospital	1,321
Montana Rail Link	1,056
Community Medical Center	1,015
Missoula County	948
City of Missoula	730
Allegiance Benefit Plan Management	661
Walmart	471

Demographics

Section 3



DEMOGRAPHICS MAP & REPORT

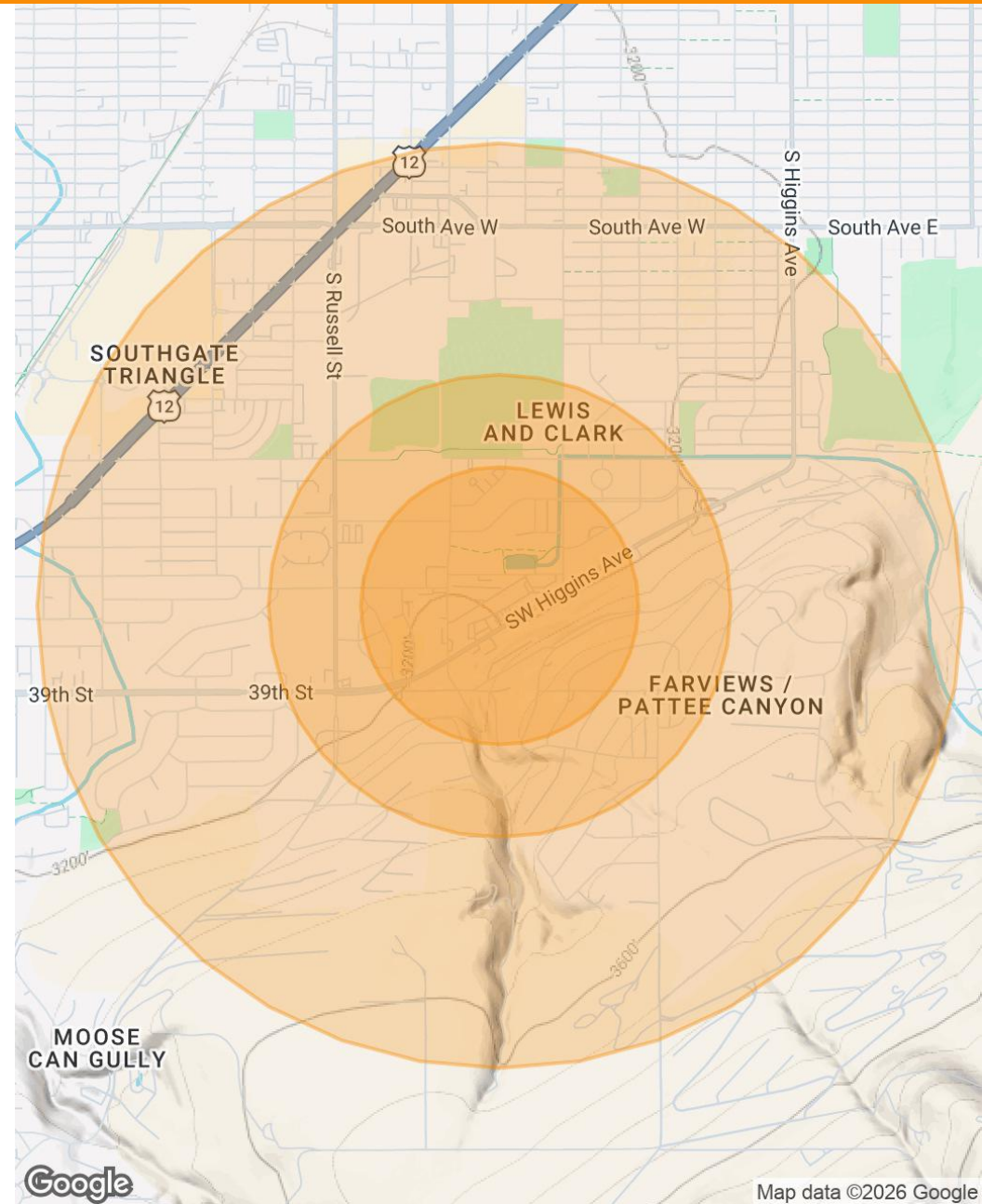
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,147	3,538	10,347
Average Age	39	40	40
Average Age (Male)	38	39	39
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	533	1,599	4,460
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$95,204	\$102,744	\$103,371
Average House Value	\$573,781	\$563,951	\$513,900

Demographics data derived from AlphaMap



Advisor Bios

Section 4





JESSIE EAGEN

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PROFESSIONAL BACKGROUND

Jessie Eagen is one of the most seasoned and experienced Real Estate agents in the Missoula area. Surviving 32+ years in Montana real estate, with the economic twists and turns, has proven to be a great accomplishment for Jessie. Since his first house sale in 1993 for \$112,000, Jessie has remained focused and determined to be a leader in his field. He has combined his dedication and experience to make a giant footprint in the Residential, Commercial & Investment, and Flathead Lake markets the past 32 years and he continues to raise his personal bar to deliver excellence in every transaction.

Jessie has always been heavily involved in all aspects of real estate, from development of new multi-family projects, building spec homes, consulting on residential developments to buying and selling homes for himself. With his well-rounded experience in all areas of the industry, Jessie prides himself on being an aggressive negotiator with the foresight in knowing how to get the deal done. He's always looking for buyers and sellers, a real competitive advantage in the industry. He finds the right buyers, the right sellers, the right investors, the right property and he brings it all to you.

Jessie's personable and professional character allow him to build and maintain solid relationships, which explains why his business has grown mostly from referrals and repeat clients. He uses sound knowledge, cutting edge technology, tried wisdom, tenacity and a good amount of hustle to achieve the goals and expectations of his clients.

Jessie was born and raised in Great Falls, MT. After graduating from University of Montana with a Business degree, Jessie began his real estate career in 1992 and made Missoula home. Despite Jessie's busy schedule, he still finds time to spend with his loving family. He spends his time between his hometown of Missoula and his favorite place in the world, Flathead Lake.

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