



# Halcyon

Commercial Real Estate Services



401 West Broadway  
Missoula, MT 59802

Exclusively listed by:

Julie Gardner and Peter Lambros

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

406-532-9233



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# Meet the Team



Peter Lambros has worked in Commercial Real Estate for over 25 years. With experience in development, leasing, and sales, his depth and breadth of knowledge informs every negotiation he enters, while years working next to his father and uncle inform his commitment to integrity and professionalism. Julie Gardner transitioned from practicing real estate law to join Peter in 2016. With Julie's background and experience, the team is uniquely positioned to offer their clients the most comprehensive real estate advising available. Additionally, Karly Golden, CPA, provides invaluable analysis for the team's clients, and Lauren Garcia, Realtor<sup>®</sup>, works tirelessly to see that every detail of each transaction is handled in a timely and professional manner.

# Property Overview



# Property Overview



Positioned at the highly visible corner of Broadway and Orange Street, this 1,385 SF commercial space offers an excellent opportunity for a retail or office user. With consistent traffic counts and easy accessibility, the property provides outstanding visibility and convenience. Updates including new flooring and fresh interior paint prior to occupancy will be undertaken with acceptable lease terms. This is an ideal opportunity for a tenant looking to secure a well-located space with the ability to tailor the interior to suit their vision.

[View Full Listing](#)

# Property Overview



<b>List Price:</b>	<b>\$4,000/month</b>
<b>Zoning:</b>	<b>D-C</b>
<b>Square Feet:</b>	<b>1,385</b>
<b>Year Built:</b>	<b>1994</b>
<b>2024 Taxes:</b>	<b>\$13,711.61</b>
<b>Traffic Count:</b>	<b>AADT 19,395 (2025)</b>
<b>Geocode:</b>	<b>04-2200-21-1-23-03-0000</b>
<b>Build Out:</b>	<b>Retail/Office</b>

# Property Photos



# Property Photos



# Property Photos



# CAMA

## Property Report Card



Tax Year: 2026

Scale: 1:1286.05 Basemap: Imagery Hybrid



## Summary

### Primary Information

Property Category: RP	Subcategory: Commercial Property
Geocode: 04-2200-21-1-23-03-0000	Assessment Code: 0000337102
<b>Primary Owner:</b> RIVERFRONT TRIANGLE PARTNERS LLC MAIL TO: FARRAN REALTY PARTNERS MISSOULA, MT 59807-9079 Note: See Owners section for all owners	<b>Property Address:</b> 401 W BROADWAY MISSOULA, MT 59802
Certificate of Survey: n/a	Legal Description: WJ MCCORMICKS ADDITION, S21, T13 N, R19 W, BLOCK 24, LOTS 1 & 2 & POR VAC FRONT ST & VAC ALLEY
Last Modified: 3/21/2026 18:29:16 PM	

### General Property Information

Neighborhood: 204.805	Property Type: Improved Property
Living Units: n/a	Levy District: 04-0583R-1-1R
Zoning: n/a	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership: General: n/a	Limited: n/a

### Property Factors

Topography: n/a	Fronting: n/a
Utilities: n/a	Parking Type: n/a
Access: n/a	Parking Quantity: n/a
Location: n/a	Parking Proximity: n/a

Tax Year: 2026

## Land Summary

Land Type:	Acres:	Value:
Grazing	n/a	n/a
Fallow	n/a	n/a
Irrigated	n/a	n/a
Continuous Crop	n/a	n/a
Wild Hay	n/a	n/a
Farmsite	n/a	n/a
ROW	n/a	n/a
NonQual Land	n/a	n/a
Total Ag Land	n/a	n/a
Total Forest Land	n/a	n/a
Total Market Land	0.179	n/a

## Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
11/29/2016	973	192	1/6/2017	n/a	Warranty Deed
4/8/2014	927	168	4/8/2014	n/a	Warranty Deed

## Owners

### Party #1

Default Information:	RIVERFRONT TRIANGLE PARTNERS LLC MAIL TO: FARRAN REALTY PARTNERS MISSOULA, MT 59807-9079
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	8/20/2024 9:16:52 AM

## Appraisals

### Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2025	687960	87040	775000	COST
2024	546000	69750	615750	COST
2023	546000	69750	615750	COST

## Market Land

Tax Year: 2026

## Market Land Item #1

Method: Sqft	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: 7800	Acres: n/a
Class Code: 2207	Value: n/a

## Dwellings

No dwellings exist for this parcel

## Other Buildings

### Outbuilding/Yard Improvement #1

Type: Commercial	Description: CPA2 - Paving, concrete, 4"
Quantity: 1	Year Built: 1994
Grade: A	Condition: Com 3 Normal
Functional: 3-Normal	Class Code: 3507

#### Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 5000	Height: n/a
Bushels: n/a	Circumference: n/a

## Commercial

### Commercial Summary

#### Buildings Summary

Building Number	Building Name	Structure Type	Units	Year Built
1	n/a	353 - Office Building, Low Rise (1 to 4 stories)	1	1950

### Existing Building #1

#### General Building Information

Building Number: 1	Building Name: n/a
--------------------	--------------------

Tax Year: 2026

Structure Type: 353 - Office Building, Low Rise (1 to 4 stories)		Units/Building: 1					
Identical Units: 1		Grade: F					
Year Built: 1950		Year Remodeled: n/a					
Class Code: 3507		Effective Year: n/a					
Percent Complete: n/a							
<b>Interior/Exterior Data #1</b>							
Level From: 01 Use Type: 053 - Office		Level To: 01					
Dimensions Area: Use SK Area:		Perimeter: 200 Wall Height:					
Features Exterior Wall Desc: 06 - Masonry & Frame Economic Life: 45 Partitions: AC Type: Physical Condition: 1-Poor		Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: Plumbing: Functional Utility: 2-Fair					
<b>Other Features</b>							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
<b>Elevators and Escalators</b>							
Description		Units	Rise-ft	Stops	Speed	Capacity	Cost

## Ag/Forest Land

No ag/forest land exists for this parcel

## Conservation Easements

No conservation easements exist for this parcel

## Disclaimer

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# Taxes





# Missoula COUNTY

Shopping Cart: 0 items [\$0.00]

[New Search](#)

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**Parcel Number:** 337102

**Status:** Delinquent, Assignment Taken

**Receipt:** 25667

**2025 Owner(s):**  
RIVERFRONT TRIANGLE PARTNERS LLC

**Mailing Address:**

MAIL TO: FARRAN REALTY PARTNERS  
PO BOX 9079  
MISSOULA, MT 598079079

**Levy District:**  
1.1R, CITY, TRANS, RIVERFRONT T

[Tax Comparison](#)

**2025 Value:**

**Market Value** \$775,000  
**Taxable:** \$12,710

[Detail](#)

**2025 Taxes:**

[View Pie Charts](#)

<b>First Half:</b>	\$6,895.68	<b>Due:</b> 12/1/2025
<b>Second Half:</b>	\$6,815.93	<b>Due:</b> 6/1/2026
<b>Total:</b>	\$13,711.61	

[Show Current Tax Bill](#)

[Detail](#)

**2025 Payments:**

<b>First Half:</b>	\$0.00
<b>Second Half:</b>	\$0.00
<b>Total:</b>	\$0.00

(May include penalty & interest)

**2025 Legal Records:**

**Geo Code:** 04-2200-21-1-23-03-0000 **Deed Book:** 973 **Page:** 192 **Date:** 2016-11-29

**Property address:** 401 W BROADWAY, MISSOULA MT 59802

**Subdivision:** (MWJ) WJ MCCORMICKS ADD **Block:** 24

**TRS:** T13 N, R19 W, Sec. 21

**Legal:** WJ MCCORMICKS ADDITION, S21, T13 N, R19

W, BLOCK 24, LOTS 1 & 2 & POR VAC FRONT

ST & VAC ALLEY

**Acres:** 0.18

**Note:** The accuracy of this data is not guaranteed. Property Tax data was last updated 04/20/2026 09:30 AM.

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.

# Maps



# Maps



Traffic Count: AADT 19,395 (2025)



# Maps



# Zoning



# Zoning



City of Missoula Zoning

Info

Parcel Address: 401 W BROADWAY

Owner: RIVERFRONT TRIANGLE PARTNERS LLC

T22 Zoning: D-C

New Overlay: **No Overlay Found**

Street Typologies Near: Regional Mixed Use

Place Type: Downtown

T20 Zoning: CBD-4, CBD-4

T20 Overlay: Design Excellence - Downtown - Outer Core

Zoom

# Market Overview



# Community Overview



Missoula is western Montana's commercial and cultural hub, with a metro population of nearly 130,000. Centered along historic Higgins Avenue, downtown Missoula is a walkable, high-traffic district home to retail, dining, offices, and cultural landmarks. The city's central location at the convergence of five valleys makes it a natural gathering place for commerce, recreation, and community life.



The local economy is anchored by enduring institutions like the University of Montana and Providence St. Patrick Hospital, along with strong public-sector and transportation employers. Missoula's economic identity is increasingly shaped by its burgeoning tech ecosystem. The city has produced high-growth innovators like Submittable, which recently secured a spot on Inc. Magazine's list of America's fastest-growing private companies, as well as Pathlabs, both of which boast impressive multi-year growth.

Known for its quality of life, Missoula blends vibrant arts and culture with abundant outdoor recreation, from the Clark Fork River and Caras Park to nearby trails and ski areas. The Missoula Public Library, now the downtown flagship, was named Public Library of the Year in 2022 by the International Federation of Library Associations. This balance of opportunity, community, and lifestyle makes Missoula one of the most desirable markets in the Northern Rockies for investment and development.

# Market Overview



City of Missoula Population(2023) ~ 77,757



Median Home Price (2025) ~ \$550,000



Median Household Income (2023) : \$72,882



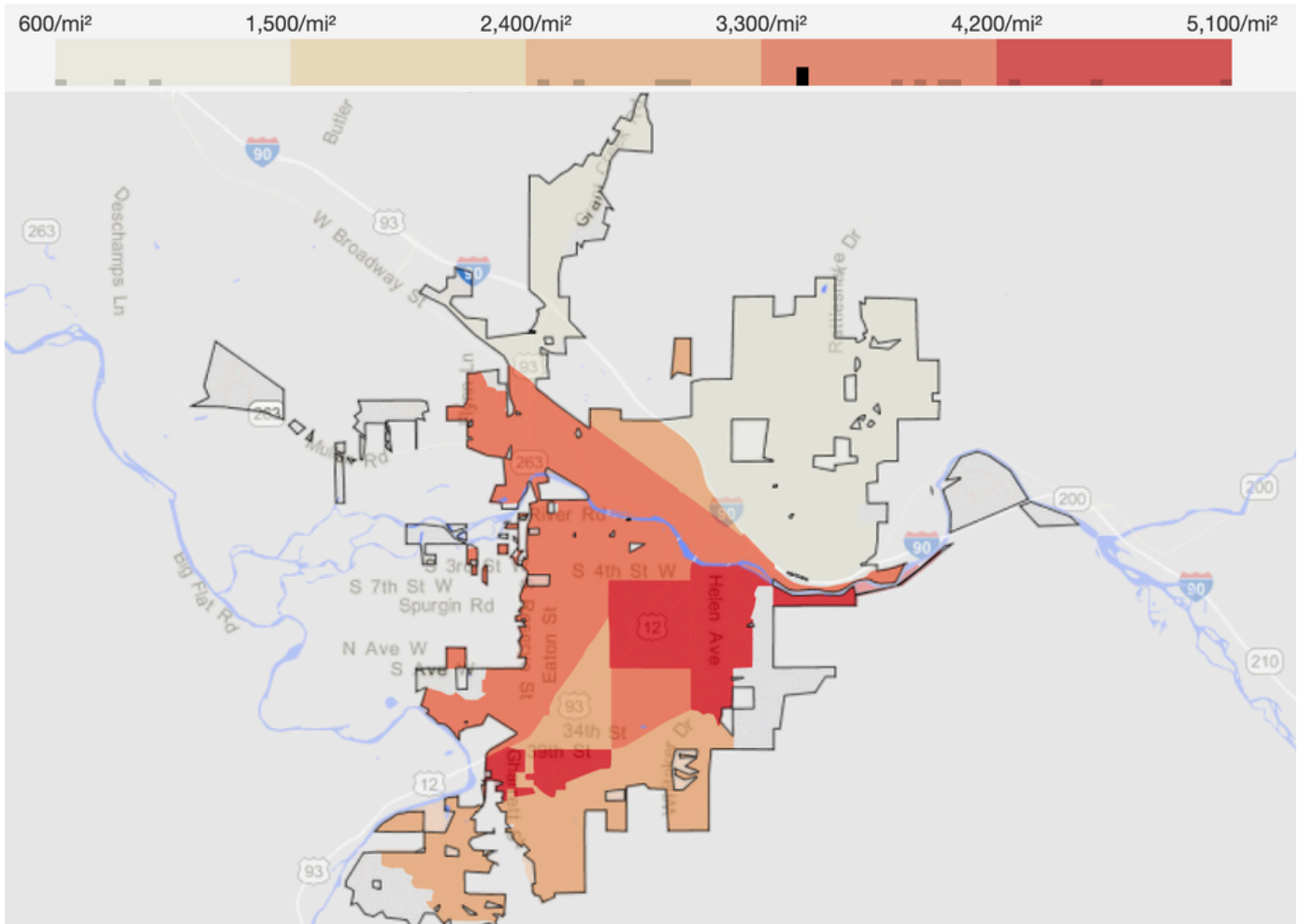
Largest Public Employer: University of Montana



Number of Businesses: 5,865

Source: Five Valley's Housing Report  
<https://www.missoularealestate.com/sales-data/>

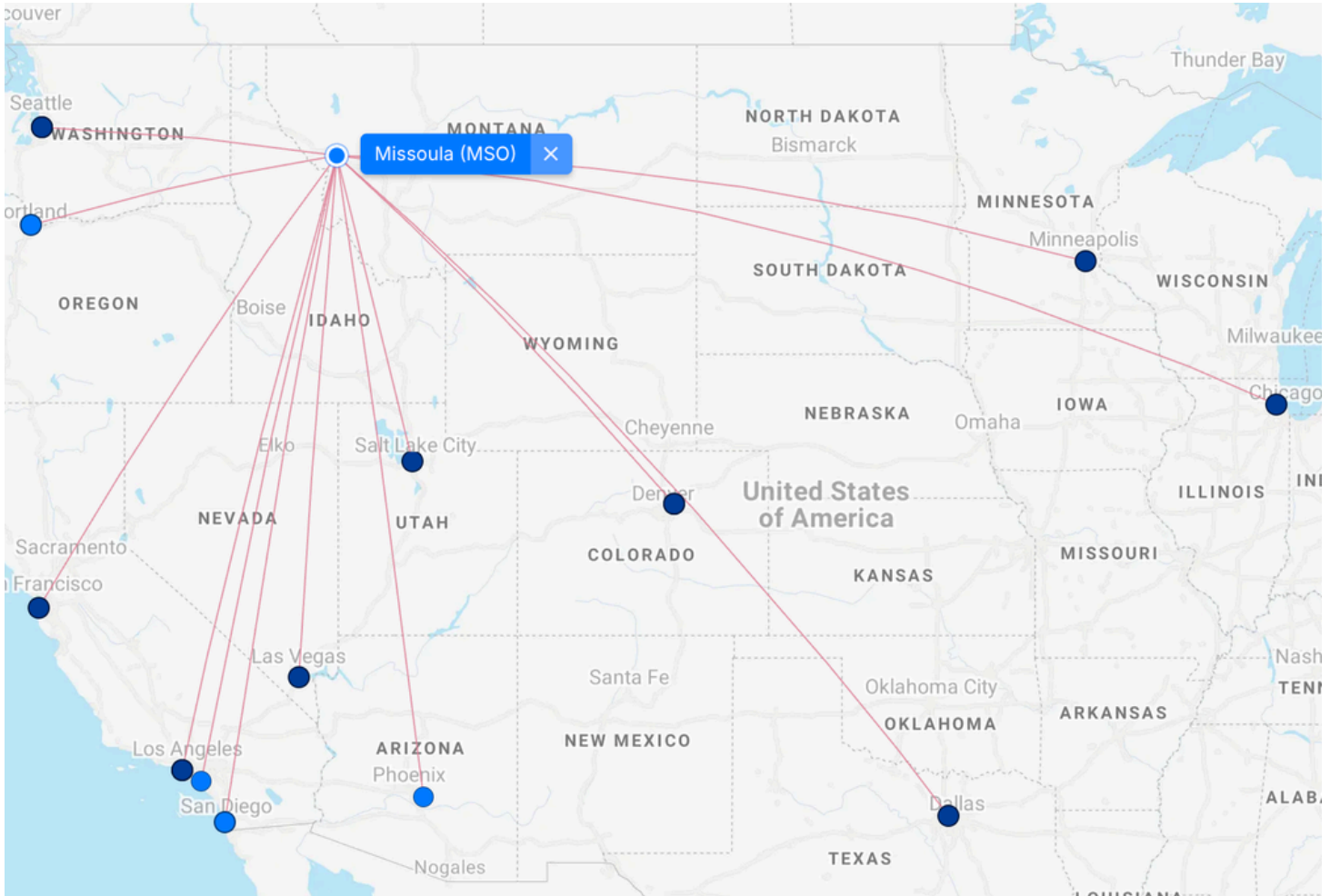
# Population Density



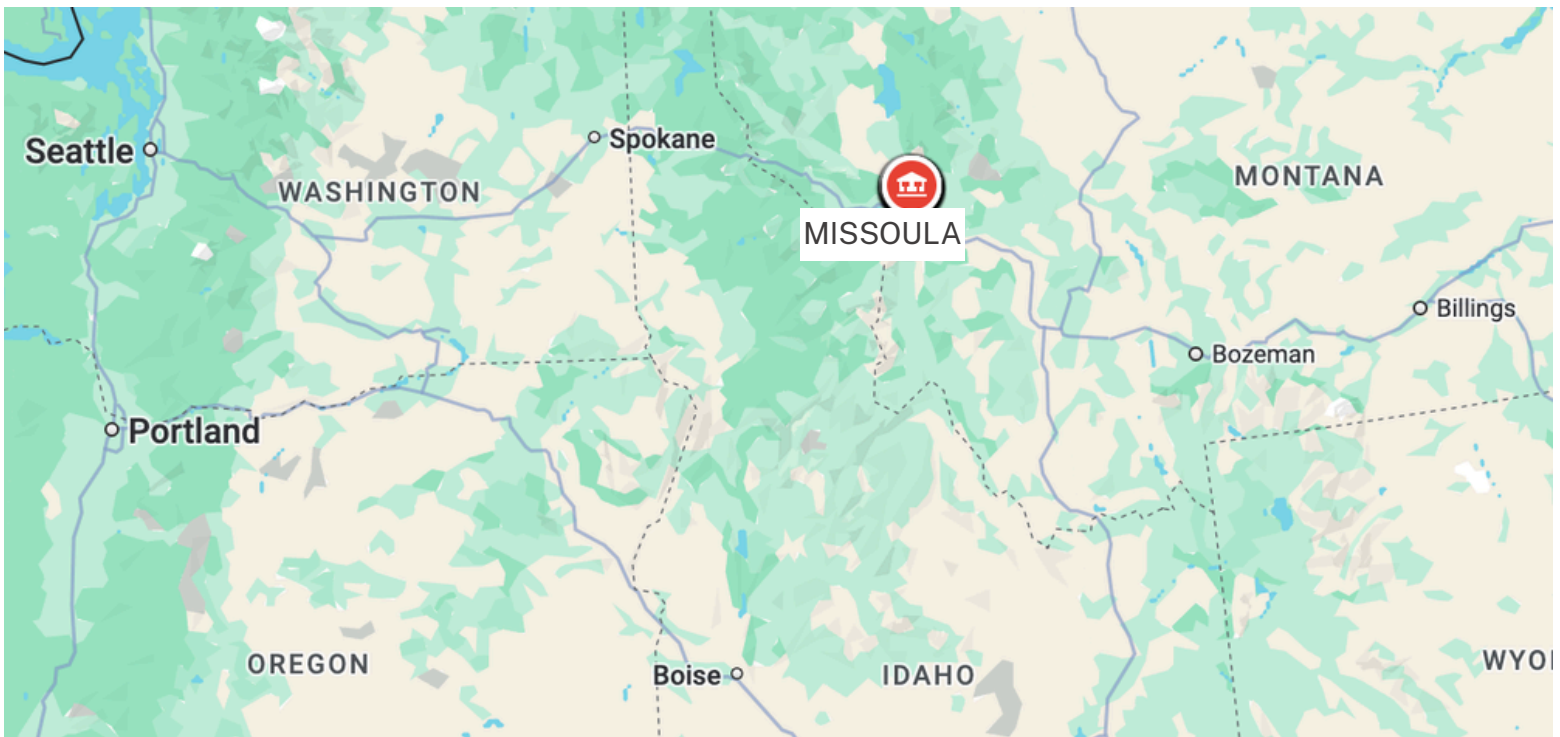
Source: Statistical Atlas

<https://www.missoularealestate.com/sales-data/>

# Missoula Airport Direct Flights



# Nearby Cities



# Top Private Employers



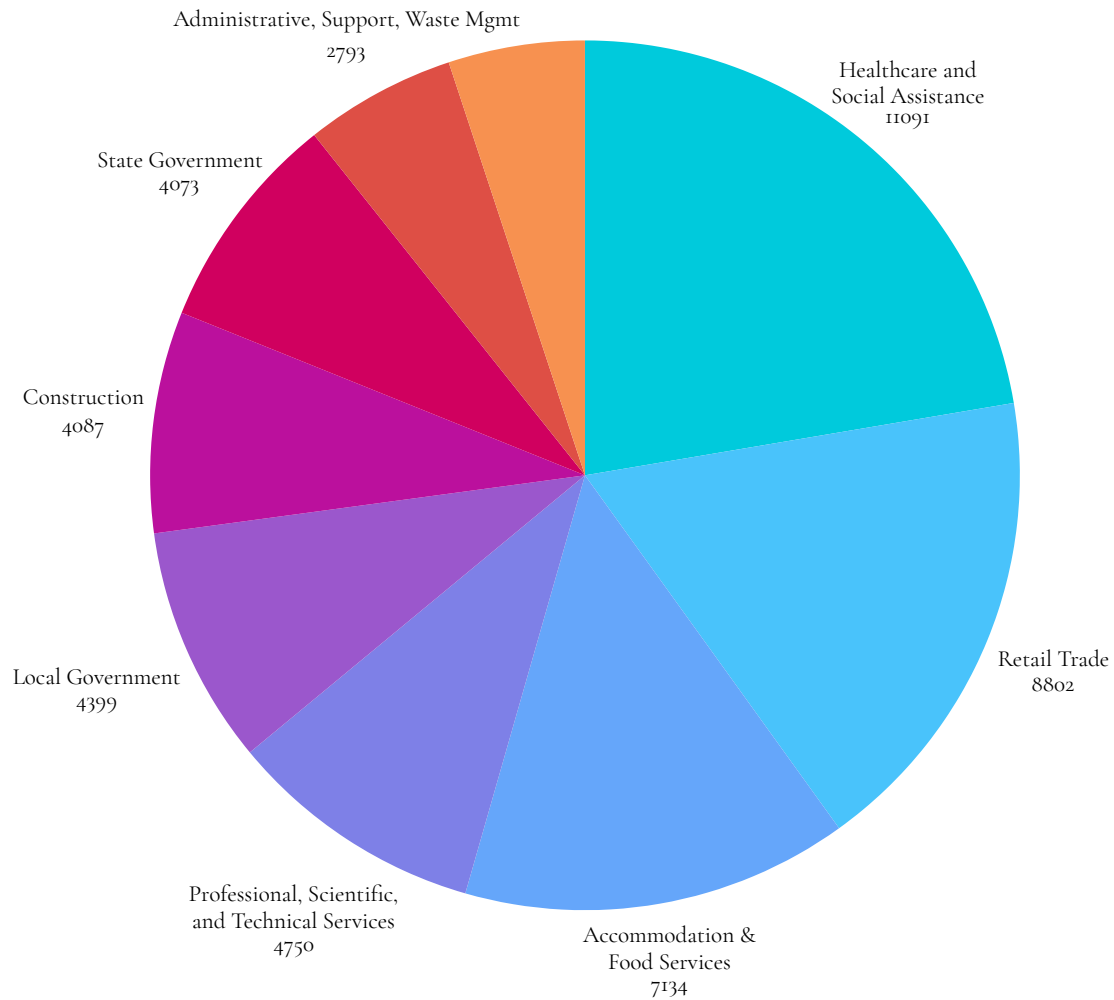
<b>St. Patrick Hospital</b>	<b>1,000 + employees</b>
<b>Community Hospital</b>	<b>500-999 employees</b>
<b>Walmart</b>	<b>500-999 employees</b>
<b>Albertsons</b>	<b>250-499 employees</b>
<b>Allegiance Benefit Plan Mgmt</b>	<b>250-499 employees</b>
<b>Costco</b>	<b>250-499 employees</b>
<b>Good Food Store</b>	<b>250-499 employees</b>
<b>Missoula Bone &amp; Joint LLC</b>	<b>250-499 employees</b>
<b>Montana Health Solutions</b>	<b>250-499 employees</b>
<b>Opportunity Resources Inc.</b>	<b>250-499 employees</b>
<b>Town Pump Inc.</b>	<b>250-499 employees</b>

# Largest Employment Industries



<b>Industry:</b>	<b>Number of Payroll Jobs:</b>
<b>Health Care and Social Assistance</b>	<b>11,091</b>
<b>Retail Trade</b>	<b>8,802</b>
<b>Accommodation &amp; Food Services</b>	<b>7,134</b>
<b>Professional, Scientific, and Technical Services</b>	<b>4,750</b>
<b>Local Government</b>	<b>4,399</b>
<b>Construction</b>	<b>4,087</b>
<b>State Government</b>	<b>4,073</b>
<b>Administrative, Support, Waste Mgmt</b>	<b>2,793</b>
<b>Manufacturing</b>	<b>2,519</b>

# Largest Employment Industries



Source: Montana Department of Labor and Industry  
(<https://dli.mt.gov/resources/labor-market-information>)