

**DOWNTOWN HISTORIC BRICK BUILDING  
4200 SQ FT - HIPSTRIP, MISSOULA MT  
FOR LEASE**



**817 S. Higgins Street / Missoula MT  
\$18.00 / sq ft plus NNN**



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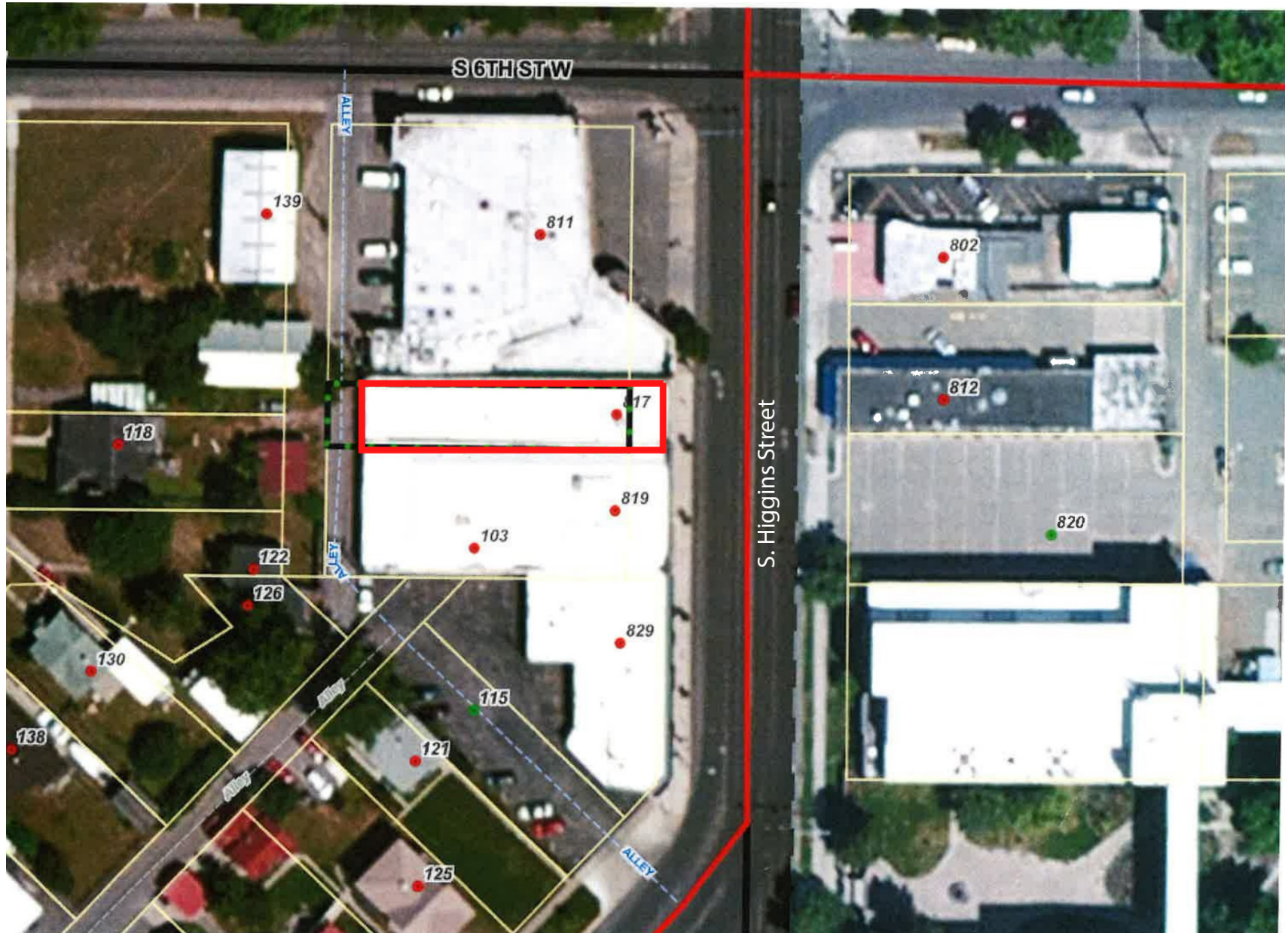


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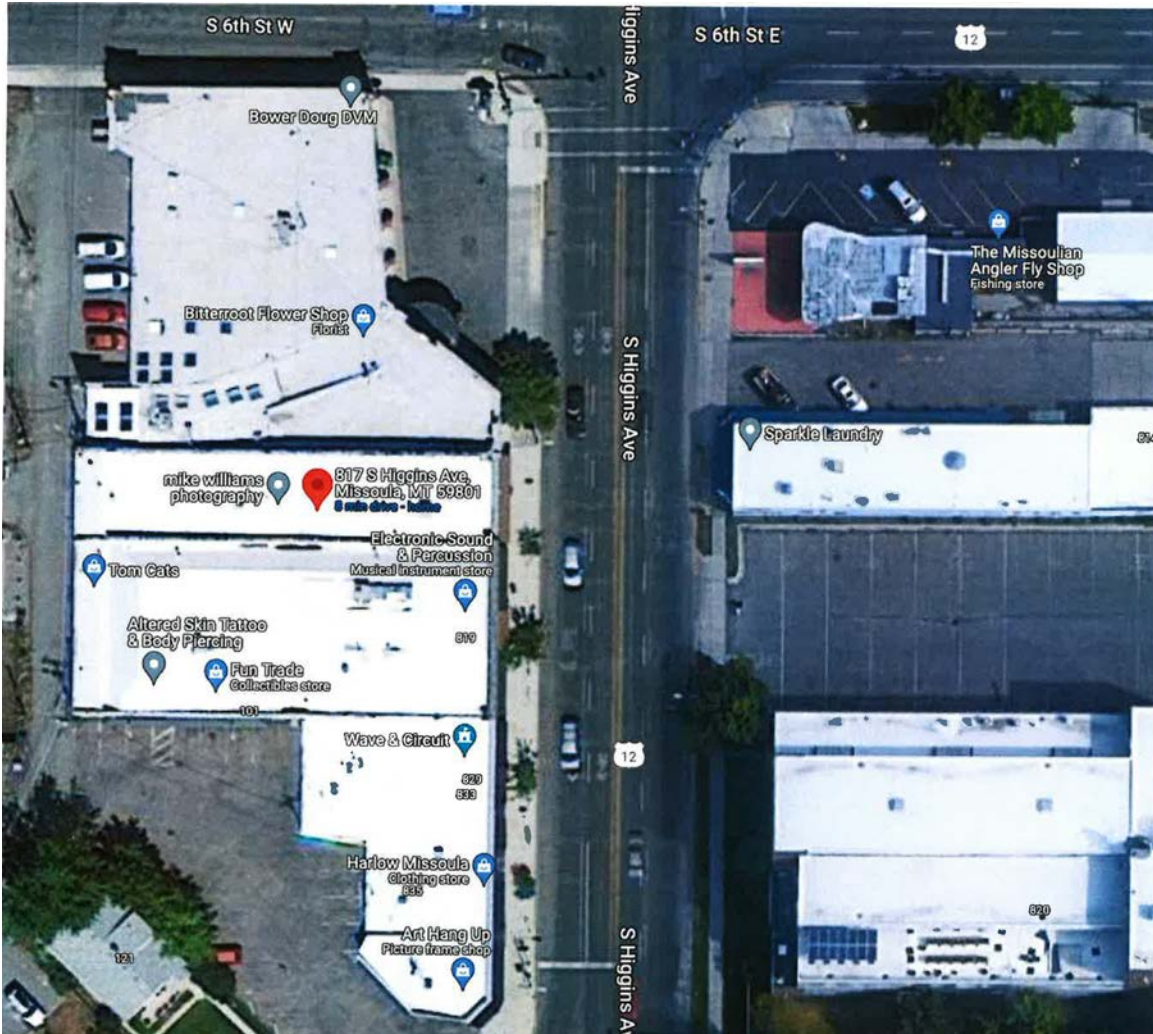


# LOCATION MAP





# SITE MAP



## MISSOULA DEMOGRAPHICS

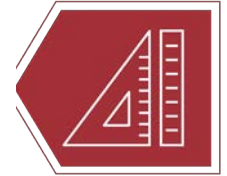
Total Population - 122,480 (est 2022)

Median Household Income - \$63,409

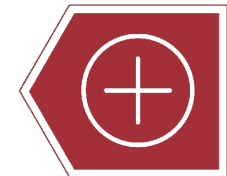
Located on .096 acre lot



4200 sq ft open floor plan



25,000 traffic count daily



Walking distance to Downtown Missoula

Located on Missoula's Hip Strip





## OVERVIEW

817 South Higgins is a hard to find **ONE LEVEL**, 4200 square foot Brick Downtown Building on the Missoula HipStrip! This building has been Owner Occupied and very well maintained by Seller, Bryant Photography for 25+ years. The tasteful finishes, open floor plan, nice tall ceilings and overall design lends itself to both a user owner, single tenant or multi tenant use. On street parking, alley access and two leased parking spaces.

### HIGHLIGHTS:

**GEOCODE:** 04-2200-21-4-07-07-0000

**ZONING:** C1-4/City of Missoula

#### LEGAL DESCRIPTION:

KNOWLES ADDITION # 2, S21, T13 N,  
R19 W, BLOCK 84, Lot 5

**TAX ID:** 5952104

**2022 PROPERTY TAXES:** \$13,144.86

**CITY SERVICES:** WATER & SEWER

**Lease Price:**

\$18.00 sq ft plus NNN





# SITE PLAN



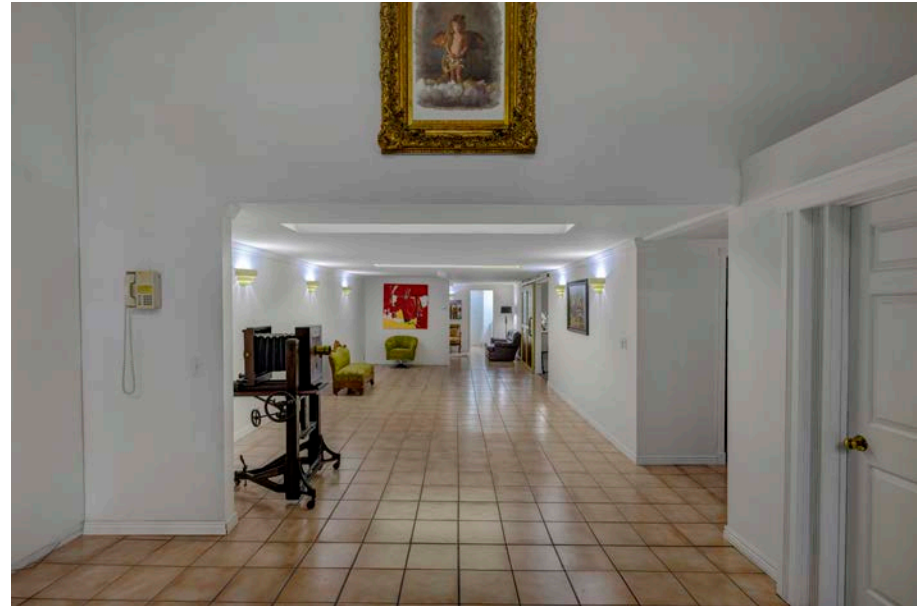


# EXTERIOR PHOTOS



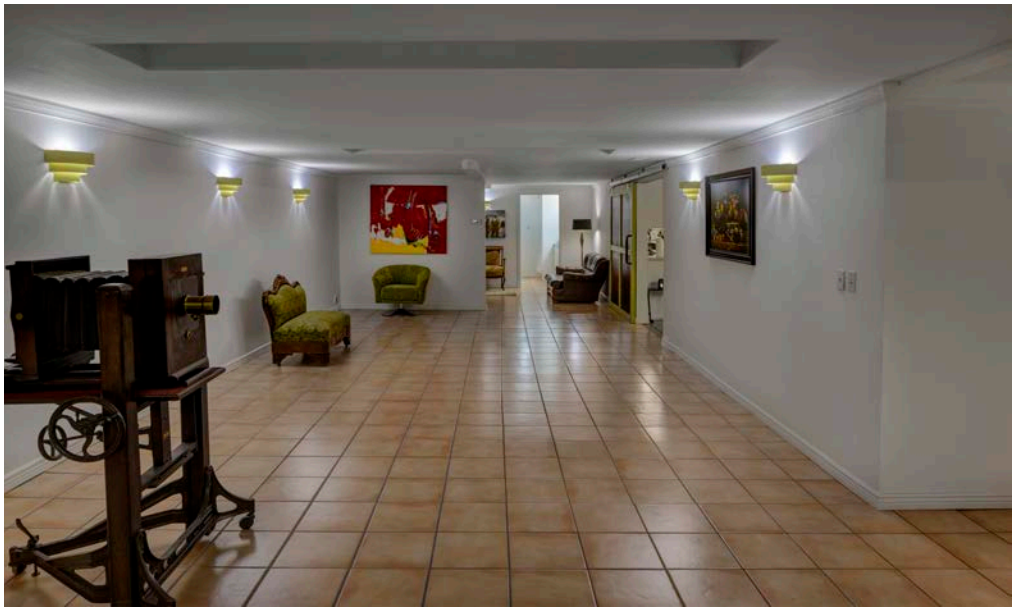


# OFFICE/RETAIL PHOTOS





# HALL/WORKSPACE PHOTOS







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