



241 E Alder Street, Missoula, MT 59801

MLS #21814644

Prime downtown professional office space. Available: Suite B (lower unit) is 488 sqft, (Suite C upper unit is currently leased and unavailable.) Entire building is 1,934 sqft (including common areas.) Comes with 2 off street parking spaces. Price is \$18.50 per sqft plus NNN which is \$4 per sqft. Call Jessie Eagen at (406) 542-1811 or your real estate professional to schedule a showing.

Reports

Property Type	Commercial Lease	Listing Office	Eagen Real Estate License #:
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Contract Data

Property Sub-Type	Office Building	Listing Date	12/14/2018
List Price	18.50	Lease Rate	Price per Square Foot per Year
Type of Lease	NNN	Agent Owned	No

Sold Data

Status	Closed
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General Property Description

Square Feet Estimate	2000-3000	Total Sq. Ft.	2,308
Sq. Ft. Source	Public Records	Number Of Units	2
Year Built	2006	Lot Acres	0.06
Lot SqFt	2,519		

Legal and Taxes

Taxes	7,185.32	Tax Year	2018
Assessor Number	0001020408		

Location

Zoning	CBD-4	County	Missoula
Geocode	04220022246090000		

Details

Terms of Lease:	NNN \$/SqFt per Year: 18.50	Location:	Downtown
Types of Use:	Office	Lot Improvement:	Alley; Paved Streets; Sidewalks
Occupancy:	Vacant	Parking:	Paved
Tenant Pays:	Electricity; Heat; Sewer; Water; Trash		

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