



**\$1,450,000**  
**+ NNN**  
**Lease**

223 N Higgins  
Ave, Missoula, MT

Presented By:

**JESSIE EAGEN**  
406.542.1811  
jessie@jessieeagen.com

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223 N  
Higgins  
Ave,  
Missoula,  
MT



# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Positioned in the heart of Downtown Missoula along the highly sought-after Higgins Avenue corridor, this offering presents a rare opportunity to acquire a fully built-out, high-capacity restaurant & bar, a speakeasy lounge and catering event space in lower level operation anchored by a coveted Montana All Beverage License. The business occupies approximately 10,000 square feet under a NNN lease structure and features a thoughtfully designed interior with high-end finishes, a prominent bar, and multiple distinct service areas that create both operational efficiency and a compelling guest experience. The building is not included in sale. A new owner will lease main and lower levels.

The layout is intentionally designed to support diverse and scalable revenue streams, including a main dining and bar area with strong street presence, a basement speakeasy ideal for late-night programming or private use, and a separate event space well-suited for group dining, corporate functions, and hosted events. These distinct environments allow for simultaneous operations and provide flexibility for a wide range of concepts, service models, and income opportunities.

## OFFERING SUMMARY

Sale Price:	\$1,450,000
Gross Sales 2023:	\$3,023,976
Gross Sales 2024:	\$2,616,002
Gross Sales 2025:	\$2,438,247
Building Size:	12,696 SF

DEMOGRAPHICS	1 MILE	2.5 MILES	5 MILES
Total Households	6,197	22,203	36,046
Total Population	12,517	46,813	80,278
Average HH Income	\$72,066	\$78,916	\$88,872



## PROPERTY DESCRIPTION

The offering includes the Montana All Beverage License priced at \$1,100,000, along with approximately \$150,000 in wine and liquor inventory and \$200,000 in furniture, fixtures, and equipment, including the point-of-sale system, for a total acquisition price of \$1,450,000. The business is offered as a turnkey operation, with a level of build-out and infrastructure that would be difficult and costly to replicate in today's market.

The lease is structured as NNN with a base rent of \$16,500 per month, plus estimated monthly expenses of approximately \$2,600 for property taxes and \$900 for insurance, resulting in a total monthly occupancy cost of roughly \$20,000. This represents a competitive occupancy structure for a downtown location of this scale and quality, offering immediate operational capacity in one of Missoula's most active commercial and nightlife districts. The building is not included in sale. A new owner will lease main and lower levels.

## LOCATION DESCRIPTION

Located at 223 N Higgins Avenue, the property sits in the heart of Downtown Missoula—widely recognized as the city's primary commercial, cultural, and nightlife corridor. Higgins Avenue serves as the central spine of downtown, connecting the Clark Fork Riverfront, the Hip Strip, and the University of Montana, and benefits from consistent pedestrian activity throughout the day and evening. The surrounding area is characterized by a dense mix of restaurants, bars, retail shops, offices, and residential units, creating a built-in customer base and sustained foot traffic year-round.

Downtown Missoula functions as the region's economic and social hub, drawing both local residents and visitors from across Western Montana. The property is within walking distance of the University of Montana, a major driver of population and activity, as well as key downtown anchors including Caras Park, the Wilma Theater, and the city's primary event and festival spaces. Seasonal tourism, university events, and a strong local culture of dining and entertainment all contribute to consistent demand for hospitality venues in this location.

The Higgins Avenue corridor is particularly well-suited for restaurant and bar operations, offering high visibility, strong street presence, and a concentration of complementary businesses that reinforce destination traffic. This clustering effect supports extended customer dwell time and repeat visitation, which are critical drivers of revenue for food and beverage operators. Additionally, the area's walkability and accessibility make it a preferred destination for both planned outings and spontaneous visits.

As one of the most tightly held and supply-constrained commercial corridors in Missoula, opportunities to secure a large, fully built-out hospitality space in this location are extremely limited. The combination of scale, visibility, and proximity to key demand generators positions this property as a premier location for operators seeking to establish or expand a presence in one of Montana's most dynamic and resilient downtown markets.

# ADDITIONAL PHOTOS



# Location Information

## Section 2





# LOCATION MAP



# 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

# MONTANA CITIES



## Demographics

### Section 3



# DEMOGRAPHICS MAP & REPORT

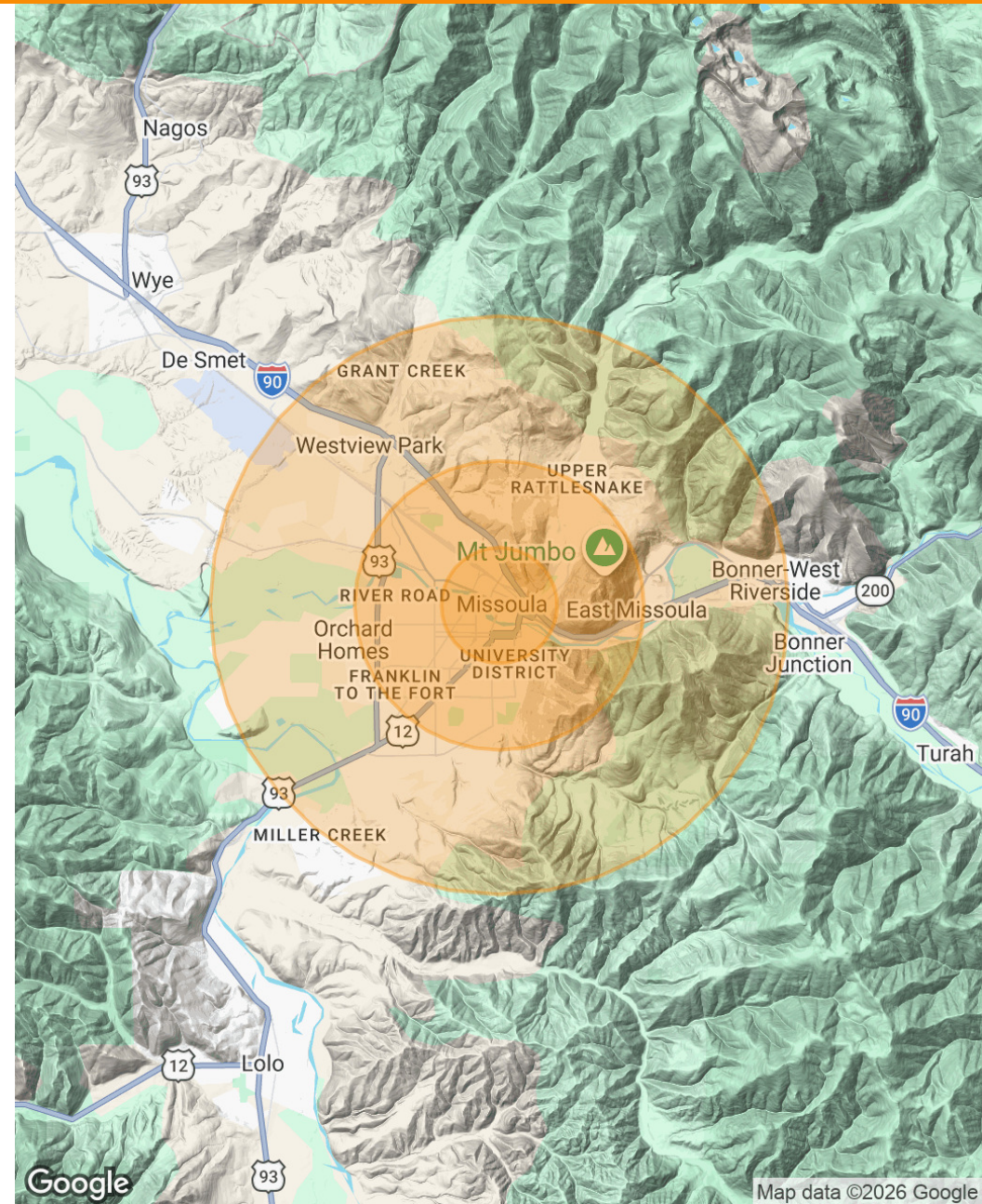
## POPULATION

	1 MILE	2.5 MILES	5 MILES
Total Population	12,517	46,813	80,278
Average Age	32.2	33.6	36.7
Average Age (Male)	31.2	33.2	35.8
Average Age (Female)	33.7	34.7	37.9

## HOUSEHOLDS & INCOME

	1 MILE	2.5 MILES	5 MILES
Total Households	6,197	22,203	36,046
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$72,066	\$78,916	\$88,872
Average House Value	\$441,673	\$430,705	\$440,030

2023 American Community Survey (ACS)



# Advisor Bios

## Section 4





## JESSIE EAGEN

[jessie@jessieeagen.com](mailto:jessie@jessieeagen.com)

Direct: 406.542.1811

### 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.

**Eagen Real Estate**  
101 E Front St Suite 304  
Missoula, MT 59802  
406.542.1811