



Downtown Missoula Commercial Investment Report 2023

Project	Estimated Cost	Public/Private	Type	Project Description	Status	Developer
120 W Broadway	\$5,000	Private	Commercial	Remove interior middle stair, infill flooring	Permitted	Owner
1321 Wyoming St; Western MT Mental Health	\$830,000	Private	Commercial	Interior Remodel	Permitted	YBI Restoration
134 W. Front St: Top Hat	\$10,000	Private	Commercial	Patio Expansion	Permitted	Owner
220 N. Higgins: Fact & Fiction	\$250,000	Private	Commercial	Interior Remodel	Completed	D Lower Construction
210 S 3 rd St W	\$0	Private	Commercial	Canopy Alter	Completed	Owner
1510 A Bulwer St	\$0	Private	Commercial	Canopy Alter	Completed	Owner
501 N. Higgins Ave: Iron Horse Bar & Grill	\$50,000	Private	Commercial	Roof Repair Under Deck Patio	Permitted	Koach Construction
1256 W Broadway	\$1	Private	Commercial	Change of Use	Completed	McElmurry Homes Inc.
140 N Russell St; Elections Center	\$1,222,807	Public	Commercial	Building Remodel	Permitted	Jackson Contractor Group, Inc.
227 W Main St; Cranky Sam	\$746,000	Private	Commercial	Buildout – Stables Wine Bar	Permitted	Sombra Construction, LLC
105 E Pine St; Wyckman Building	\$992,000	Private	Commercial	Add/Alter/Remodel – WipFli Buildout	Permitted	Sirius Construction, Inc.
610 N California St; Blue Mountain Clinic	\$38,900	Nonprofit	Commercial	Reroof/Reside	Permitted	Summit Roofing, Inc.



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332 W Railroad St; MRL	\$52,000	Private	Commercial	Reroof/Reside	Permitted	Summit Roofing, Inc.
415 N Higgins Ave	\$40,000	Private	Commercial	Re-insulate, Re-sheet rock, re-floor	Permitted	Access Contracting
811 Woody St	\$9,800	Private	Commercial	Reroof	Permitted	Taylor Roofing and Construction
137 E Main St; Tosca Oils	\$95,000	Private	Commercial	Buildout/Remodel	Permitted	Carl Funk
126 E Broadway Suite 6; Chi-Khi Bikini	\$1	Private	Commercial	Change of Use	Completed	Stroh Construction
712 W Spruce St	\$35,000	Private	Commercial	Exterior deck repairs	Permitted	Gaddy Construction
430 W Alder St	\$40,000	Private	Commercial	Reroof of Church	Permitted	Meridian Construction
115 W Front St; Kindred Skin + Soul	\$3,952	Private	Commercial	Interior Remodel	Permitted	Kasberg Siding & Remodel
308 W Pine St	\$85,000	Private	Commercial	Reroof/Reside	Permitted	Shrock Commercial Roofing
111 N Higgins Ave Ste 204; Governor's Room	\$390,000	Private	Commercial	Remodel	Permitted	Sirius Construction
450 W Broadway; LOGE Camps	\$1,500,000	Private	Commercial	Café Remodel	Permitted	EVCO Development
420 W Broadway; LOGE Camps	\$2,000,000	Private	Commercial	Hotel Remodel	Permitted	EVCO Development
101 S Higgins; Tres Bonne Restaurant	\$50,000	Private	Commercial	Remodel	Permitted	Dick Anderson Construction



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451 N Higgins; Worden's	\$7,050	Private	Commercial	Remodel – Valence Repair on Spruce St	Permitted	Owner
111 N Higgins Ave Ste 300	\$422,000	Private	Commercial	Remodel	Permitted	Sirius Construction
501 N 1 st W; Northside Pedestrian Bridge	\$2,270,000	Public	Commercial	Remodel	Permitted	Jackson Contractor Group, Inc.
420 N Higgins B; Pearl Boba Tea	\$23,000	Private	Commercial	Remodel	Permitted	Independent Roofing, LLC
821 S Higgins Ave	\$110,000	Private	Commercial	Reroof	Permitted	Miller Roofing, Inc.
430 Ryman St	\$7,400	Private	Commercial	Reroof	Permitted	Shrock Commercial Roofing, Inc.
125 S 4 th St E	\$5,000	Private	Commercial	Demo & Rebuild	Permitted	Straightedge Construction, LLC
125 Bank St	\$15,000	Private	Commercial	Add Telecommunications	Permitted	Wireless Construction Services Corporation
610 N California St	\$10,132	Private	Commercial	Add/Alter/Remodel	Permitted	Missoula Restoration, LLC
139 W Front St	\$35,000	Private	Commercial	Reroof	Permitted	Dunn Wright Roofing & Remodel, LLC
610 Woody St	\$275,000	Private	Commercial	Office Space Addition	Permitted	D Lower Construction
1245 W Broadway	\$0	Private	Commercial	Dispensary/Extraction/Cultivation	Permitted	Owner
500 W Broadway; St. Pat's Hospital	\$1,127,036	Nonprofit	Commercial	Interior Renovation, X-Ray & Office Space	Permitted	Dick Anderson Construction



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235 S 5 th St W; First Presbyterian Church	\$456,500	Nonprofit	Commercial	Restroom Buildout & Bridge Connection	Permitted	Quality Construction Company
249 W. Front; Millennial Building (Marcure Insurance)	\$85,309	Private	Commercial	New Deck, Stairs and Roof	Permitted	Owner
501 W. Alder; St. Patrick House	\$45,605	Nonprofit	Commercial	Bathroom, Hallway Remodel	Permitted	Jackson Contractor Group
340 W. Pine; Tire Rama	\$48,900	Private	Commercial	Roofing	Permitted	Above the Rest Roofing
227 N. Higgins; Imagine Nation Station	\$66,450	Private	Commercial	Roofing	Permitted	R&R Roofing Specialties
1325 W Broadway	\$8,925	Private	Commercial	Reroof/Reside	Permitted	Mighty Dog Roofing
742 S Higgins Ave; Compass Barbor Shop	\$16,000	Private	Commercial	Expansion	Permitted	Mountain Peak Builders
TOTAL INVESTMENT TO DATE	\$13,479,768					

Project investments and status change constantly, data is current but may not be accurate due to project complexity.

Report updated 1/2/2024 by LKM