



Downtown Missoula Commercial Investment Report 2025

Location	Estimated Cost	Public/Private	Project Description	Developer/Contractor
100 Madison: Doubletree Hotel Edgewater	\$3,742,000	Private	Lobby renovations, prefunction area, restrooms, fitness and pool	Quality Construction
529 S. Higgins: Le Petit Outre	\$125,000	Private	Tenant improvements	Real Odd Good Job
131 S. Higgins: Wilma	\$60,000	Private	Repair existing fire escapes, remodel egress balcony, add	Sirius Construction
603 Woody: Ascend Sports Medicine	\$300,000	Private	Tenant improvements	Hone Architects & Builders
121 Hickory: Commercial Building, Suite 4	\$10,000	Private	Restroom renovations	Gaddy Construction
211 N. Higgins, Suite 101: First Montana Bank Bldg.	\$35,000	Private	Remodel	Adea Property Management
121 W. Broadway: TC Glass	\$57,000	Private	Storefront window and entrance replacement	Owner
122 W. Broadway: from GEM Shop to New Salon	\$9,000	Private	Plumbing updates: change of use from retail to salon	Owner
218 E. Main: DT MSO Partnership	\$105,000	Private	Interior Renovations	Scariano Construction
600 S. Higgins: Bridge Pizza	\$887,164	Private	Interior Renovations	Jackson Contractor Group
190 S. 3rd St. West: Bernice's Bakery	\$239,000	Private	Wall Demo, New Sidewalks, Seating Expansion	Owner
321 W Broadway: Stockman Bank Building	\$290,450	Private	Interior Renovations 2nd Floor Remodel	Hardy Construction Company
945 Wyoming: Cambium Place	\$67,150	Private	4th Floor Tenant Improvement	OSD Property Management Inc.
222 W Main St: M-80 Chicken	\$213,000	Private	Level 1 Alteration, Tenant Improvement	Approach Design Build
1405 E Broadway: Creekside Apartment Buildings	\$3,360,784	Private	Replace Decks, Reroof, Re-side	Jackson Contractor Group



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1405 E Broadway: Creekside Apartment Car Bays	\$1,047,817	Private	Reroof/Re-side Garage Structures	Jackson Contractor Group
131 P-3 S Higgins Ave: Hana	\$23,350	Private	Tenant Improvement	Owner
803 E Front St: Goldsmith's B&B	\$11,000	Private	Reroof	Schrock Commercial Roofing
305 S. 4th St. E.: Boyle, Deveny & Meyer	\$780,000	Private	Interior Remodel	Moran & Co.
200 W. Pine: Mountain Line Transit Center	\$127,400	Public	Steel Canopy Raising	Quality Construction
700 E. Broadway: 4Bs	\$35,700	Private	Reroof	Glacier Property Solutions
255 W. Front: Hullings & Holloway	\$98,000	Private	Interior Renovation	Southern Ways Construction
283 W. Front: SG Long, DA Davidson	\$300,000	Private	Fire Restoration	Jackson Contractor Group
300 E. Main: First United Methodist Church	\$27,000	Private	Reroof	Glacier Property Solutions
130 S. 6th St. E: Holy Spirit Parish Church	\$32,000	Private	Reroof	Independent Roofing, LLC
323 W Alder St: Partnership Health Center	\$170,000	Private	Interior Renovation; flooring	Langlas and Associates, Inc.
115 Bank St: Millenium Building/MPC *Amount obtained from City FY2026 CIP	\$3,688,658	Public	Repair Parking Garage	Jackson Contractor Group
100 Madison St: DoubleTree Hotel	\$190,000	Private	New Building	Rocky Mountain Pools & Spas
1440 W Broadway	\$10,000	Private	Reroof	CLW Construction, LLC
111 N Higgins Avenue	\$175,000	Private	Suite Buildout for Edward Jones	Sirius Construction



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111 E Spruce St: Missoula Textiles	\$250,000	Private	Reroof	Ivans Roofing and Construction
1333 C13 Toole Ave	\$29,200	Private	Reroof	Independent Roofing, LLC
1430 W Broadway	\$5,000	Private	Reroof	CLW Construction, LLC
920 Cooper St	\$8,000	Private	Reroof	Rhino Roofing
320 Le Vasseur Condos	\$1,880,029	Private	New Multifamily 5+ units	Langlas and Associates, Inc.
201 W Main St; Central Square Building	\$6,000	Private	Drywall replace, cycling painting	Servpro of Missoula
335 Pattee St: Missoula Art Museum	\$632,000	Private	New entry vestibule	Langlas and Associates, Inc.
331 N Higgins Ave	\$414,117	Private	Change of use (4 to 3 units)	Crawford Construction, Inc.
125 Bank St, Suite 403	\$5,900	Private	Interior Remodel of Office	D Lower Construction
123 W Alder St	\$30,000	Private	Reroof	Summit Roofing, Inc.
318 N Higgins	\$10,800	Private	Reroof	CLW Construction, LLC
145 W Front St	\$95,000	Private	Reroof	Montana Pro Contractors
125 S Higgins Ave	\$1,558,800	Private	Tenant Improvement/Restaurant	MKC, Inc.
1010 W Broadway	\$305,757	Private	New Construction	Sirius Construction
101 E Front St 202-203	\$14,185	Private	Wall Install to Divide Tenant Suites	Jackson Contractor Group



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801 N Orange St, Unit 104; Uptown Condos	\$45,000	Private	Maintenance of Fire Rated Wall/Floor/Ceilings	Servpro of Missoula
801 N Orange St, Unit 105; Uptown Condos	\$14,000	Private	Maintenance of Fire Rated Wall/Floor/Ceilings	Servpro of Missoula
200 W Broadway; Missoula County Courthouse	\$207,550	Public	Interior Modification to Front Desk	Jackson Contractor Group
208 E Main St; Union Club	\$57,943	Private	Reroof	Missoula Sheet Metal
111 N Higgins, Ste 100	\$40,000	Private	Interior Remodel	Sirius Construction
235F N 1st St W; Leaf+Quiet	\$20,000	Private	Revise Plumbing for Coffee Area	Owner
200 W Pine St; MUTD Transit Station	\$188,702	Private	Interior Tenant Improvement; Kitchen Remodel to Office	Jackson Contractor Group
131 E Main St	\$9,750	Private	Interior Renovation, Buildout Single User Office	S & S Electric, LLC *Limited*
125 Bank St Suite 403; Hall & Evans	\$121,900	Private	Interior Office Remodel	D Lower Construction
TOTAL INVESTMENT TO DATE	\$22,166,106			

Project investments and status change constantly. Data is current, but may not be precise due to project changes and cost overruns during construction (after permitting).

Updated 1/8/25 by JTH. Jan-Dec 2025 reviewed and recorded.