

9170 Futurity Drive, Missoula, MT 59808

MLS#: **30074691**Status: **Active**Recent: **07/10/2026 : New Listing**Prop Type: **Commercial Sale**Sub Type: **Building w/Land**Price: **\$1,199,995**DOM/CDOM: **5/334**

Unit:

Geocode: **04232528403080000**City Limits: **No**County: **Missoula**Yr Built: **1990**

Subdiv:

Lot Size: **0.761 ac/Public Rec
33,149 sqft**\$/SqFt: **\$222.22**Tot Bldg SqFt: **5,400**Property Sub Type Additional: **Industrial, Warehouse****Business Details**

Gross Income Range:

Occupant Type: **Owner****Public Remarks**

Location, location, location! This great commercial property is located on the corner of Futurity Dr. and Hwy 10. Properties like this rarely come available. Situated on just of 3/4 of an acre, this property has ample parking for a multitude of uses. Recent upgrades include pavement, updated wiring, the entire building has been spray foam insulated, new insulated overhead doors, added overhead doors and much more. If you are looking for a commercial space with high visibility, this is the place for you! Call or text now for your own personal showing. It is the responsibility of the buyers and their agents to verify all info regarding this property. Info is provided by outside sources and deemed reliable but it is not guaranteed by listing agent or listing office.

Interior FeaturesBuilding Feat: **Bathrooms, Front Desk, Overhead Door(s)**Flooring: **Concrete**Basement: **No, None****Exterior Features**Lot Features: **Corners Marked, Level**

Construction:

Stories Abv Grnd: **One**

Roof:

Foundation: **Poured Concrete**

Fencing:

View: **Industrial, industrial**Road Frontage: **Chain Link**Topography: **Level**Waterfront: **No**Road Surface: **Gravel**

Community Feat:

Systems & Utilities

Cooling:

Sewer: **Private Septic**

Heating:

Water: **Well**

Other Equip:

Utilities: **Electricity Connected****Property/Lot**

Lot Dimensions:

Year Built Source: **Public Records**

Seasonal Access:

Remodel/Updates: **See Remarks**

Flood Plain:

Unknown**Legal/Taxes**Assessor #: **0002034309**SID(s) Included: **No**Covenant: **No**Zoning: **Commercial/Emergency
Zoning Resolution**

SID Annual Amt:

School Dist:

Taxes: **10,220.00**

SID Est Tot Payoff:

Tax Year: **2024**

SID Features:

Tax Assessed:

SID Perpetual Amt:

Legal Desc: **MISSOULA INDUSTRIAL PARK, S28, T14 N, R20 W, BLOCK 4, Lot 18**

Lease Term Remarks:

Agent/Broker InfoList Office: **EXIT Realty Missoula**Office Phone: **406-721-1010**Office Fax: **888-280-8081**List Agent: **Joel Thompson**Contact #: **406-370-0074****joel@exitrealtymt.com**

Showing

Lock Box Desc: Lock Box Loc: Sign On Property: **Yes**
Showing Requirements: **Appointment Only, Contact List Agent/List Office**
Showing Contact Type: **Listing Agent** Showing Name: **Joel Thompson** Showing Phone: **406-370-0074**
Directions: **Heading West on HWY 10 West go past airport to Futurity Dr. Left on Futurity. 1st building on the right.**



Listing/Contract Info

Owner Name: CBK Holdings	Owner Phone:	Land Lease Y/N:
Sellers Pref Title Co: Insured Titles	Agent Owned: No	Buyer Financing:
	Listing Service: Full Service	Buy Fin Owner Fin % Down:
	Listing Agreement: Exclusive Right To Sell	Buy Fin Owner Fin Tot Pymt:
Orig List Price: \$1,199,995	Listing Terms: Cash	Possession: Close Of Escrow
Listing Contract Date: 07/10/2026	Expiration Date: 12/31/2026	Under Contract Date:
Special Listing Conditions: Standard/None		
Exclusions: Vehicle lifts		

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