

MULTI-FAMILY INVESTMENT PROPERTY

WELL-MAINTAINED & FULLY RENOVATED MODERN 6-UNIT RESIDENTIAL BUILDING



2300 Mcdonald Avenue

Missoula, MT

Offered at \$1,095,470.00

Katie C. Ward

REAL ESTATE

OFFERING MEMORANDUM



2300 McDonald Avenue
Missoula, Montana

Presented By



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PROPERTY OVERVIEW

This well-maintained and recently renovated modern 6-unit multi-family property is an excellent investment opportunity, combining steady rental income with a profitable short-term rental unit. Fully renovated in 2020, all units feature modern amenities such as wood laminate flooring, porcelain tile in bathrooms, energy-efficient heating systems, updated cabinetry, and newer appliances and windows. Tenants benefit from their own designated storage space in a secure, shared storage shed, along with access to an on-site shared washer/dryer facility. Centrally located just minutes from grocery stores, restaurants, shopping centers, and other city amenities, the property sits right off the Bitterroot Bike Trail, offering a convenient commuting route through the core of Missoula. **See associated docs for APOD and additional information.**

PROPERTY DETAILS

GEOCODE:	04-2200-32-3-32-09-0000
ZONING:	C1-4 Neighborhood Commercial
LEGAL DESCRIPTION:	CARLINE ADDITION, S32, T13 N, R19 W, BLOCK 65, LOTS 39 & 40
LOT SIZE:	7,620 SF
BUILDING SIZE:	2,920 SF (6 APARTMENTS + LAUNDRY FACILITY)
2023 PROPERTY TAXES:	\$8,252.16 - 5864628 APN
CITY SERVICES:	Water, Sewer & Trash (Utilities Included in Tenant Rent)
RENOVATIONS:	New Rinnai heating units - May 2019 New concrete patios & front steps - September 2020 New plumbing throughout the building - 2020 New windows - 2020 New flooring throughout - 2020 New cabinets, vanities and appliances - 2020 Shed Added - August 2020 All units renovated, some down to the studs - 2020 New roofs on all the overhangs - 2020 Outside painted - August 2023 Outside touched up - September 2024 New landscaped area by shed - October 2021 Raised garden beds - July 2024 Asphalt Parking Lot re-coated - July 2021

BUILDING AREA: 2,920 SF (6 UNITS)

(1) Studio Unit (*Currently Airbnb*)
(4) One-Bedroom Unit
(1) Two-Bedroom Units
+ Shared Laundry Room



*See floor plans & photos pages 7-15

4-5 Off street dedicated parking spaces with ample additional on-street parking on both Eaton Street & McDonald Ave



Each unit has direct outdoor access & privacy patios

Each unit has designated storage space in the shared on-site shed

Bedrooms all have built-ins in the large closets, ceiling fans and large window with blinds included in the sale.

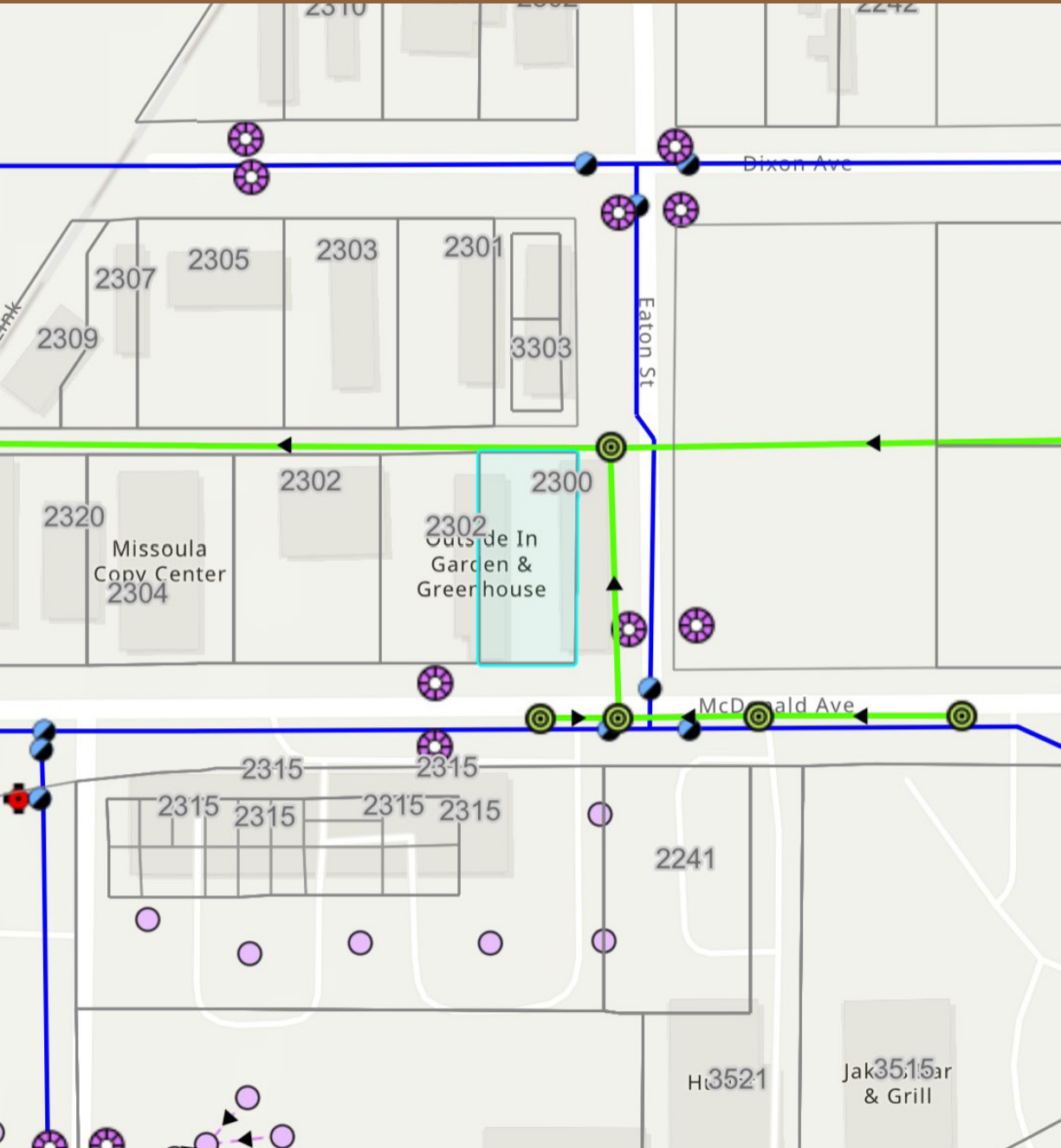
ITEMS INCLUDED IN SALE:

Fridge & Range - All Units
Microwave - Units #1-5



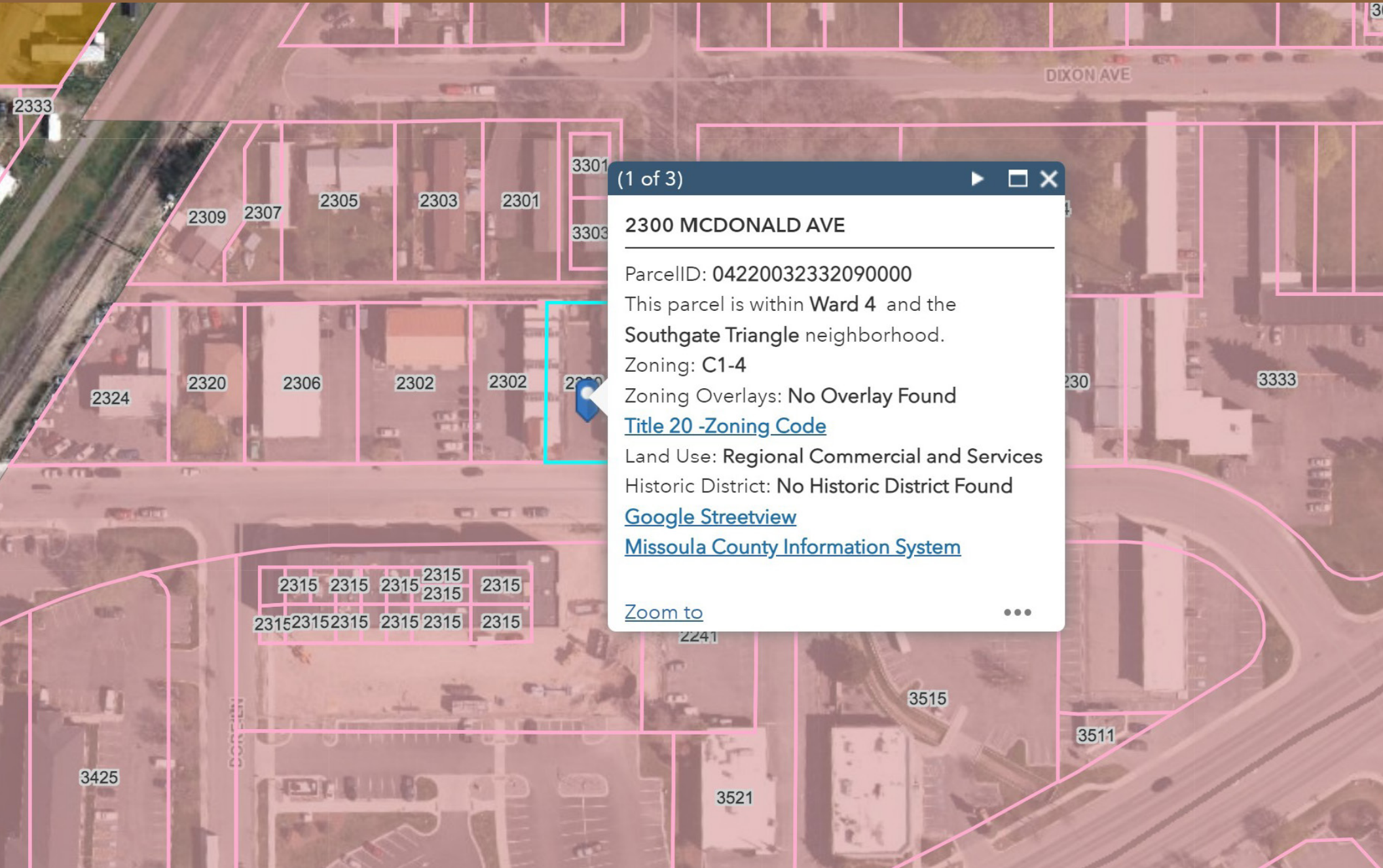
NEGOTIABLE ITEMS:

Shed
Picnic Table
Raised Garden Beds
Airbnb Unit #6 Furnishings
Washer/Dryer - Shared Laundry Room



<p>City Limits</p>	<p>Stormwater Flow Direction Arrows</p> <p>Storm Gravity Main Direction Arrows</p> <p>Storm Open Channel Direction Arrows</p>
<p>Utility Service Area</p>	<p>Stormwater</p> <p>Storm Gravity Main</p> <p>Owned By</p> <ul style="list-style-type: none"> City Other <p>Storm Open Channel</p> <p>Owned By</p> <ul style="list-style-type: none"> City Other
<p>Parcel Data</p>	<p>Sanitary Sewer Flow Direction Arrows</p> <p>Sanitary Gravity Main Flow Direction</p> <p>Sanitary Pressurized Main Flow Direction</p>
<p>Connection Records</p>	<p>Sanitary Sewer</p> <p>Sanitary Gravity Main</p> <p>Owned By</p> <ul style="list-style-type: none"> City Other <p>Sanitary Pressurized Main</p> <p>Owned By</p> <ul style="list-style-type: none"> City Other
<p>Sanitary Sewer</p> <p>Sanitary Gravity Main</p> <p>Owned By</p> <ul style="list-style-type: none"> City Other <p>Sanitary Pressurized Main</p> <p>Owned By</p> <ul style="list-style-type: none"> City Other 	<p>Water</p> <p>Water Hydrant</p> <p>Owned By</p> <ul style="list-style-type: none"> City Other <p>Water Main</p> <p>Owned By</p> <ul style="list-style-type: none"> City Other

ZONING MAP



(1 of 3) ▶ □ ✕

2300 MCDONALD AVE

ParcelID: 04220032332090000
This parcel is within **Ward 4** and the **Southgate Triangle** neighborhood.
Zoning: **C1-4**
Zoning Overlays: **No Overlay Found**
[Title 20 -Zoning Code](#)
Land Use: **Regional Commercial and Services**
Historic District: **No Historic District Found**
[Google Streetview](#)
[Missoula County Information System](#)

[Zoom to](#) ⋮



UNITS #1 & #3 (IDENTICAL LAYOUTS / SOME FINISHES DIFFER)

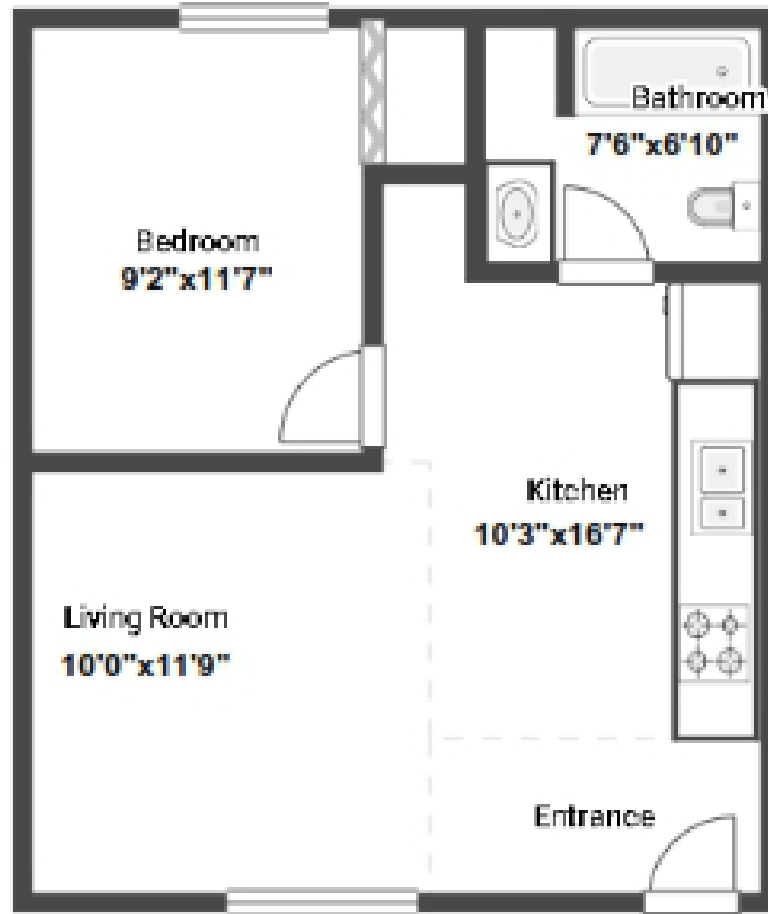


Located in the four rightmost doors closest to McDonald Avenue, these units feature bright, contemporary interiors and private patios & entryways.

ONE-BEDROOM UNIT #3 (UNIT #1 HAS IDENTICAL LAYOUT / SOME FINISHES DIFFER)



UNITS #2 & #4 (IDENTICAL LAYOUTS / SOME FINISHES & STORAGE DIFFER)

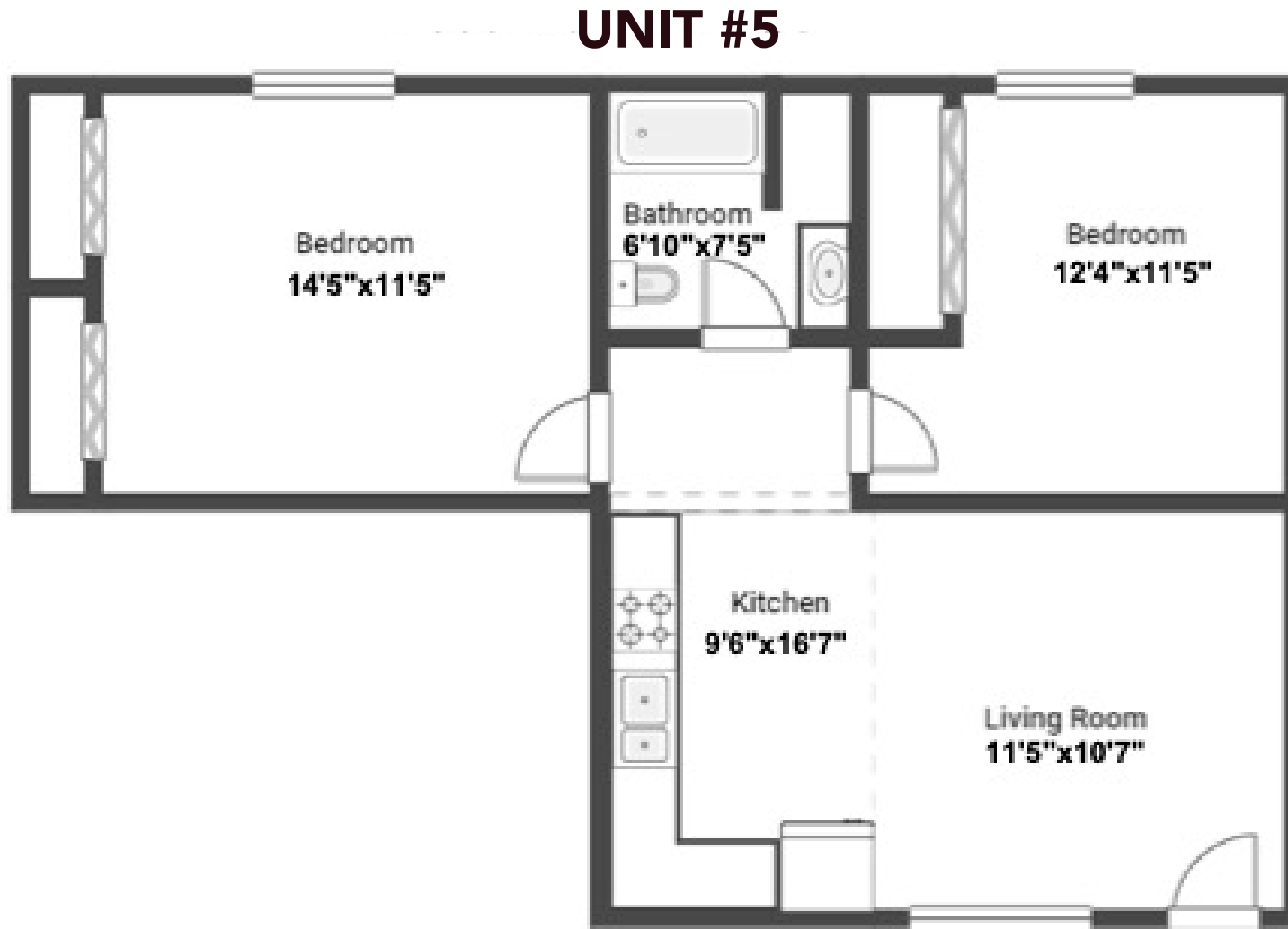


Located in the four rightmost doors closest to McDonald Avenue, these units feature bright, contemporary interiors and private patios & entryways.

ONE-BEDROOM UNIT #4 (UNIT #2 HAS IDENTICAL LAYOUT / SOME FINISHES DIFFER)



TWO-BEDROOM FLOOR PLAN - UNIT #5



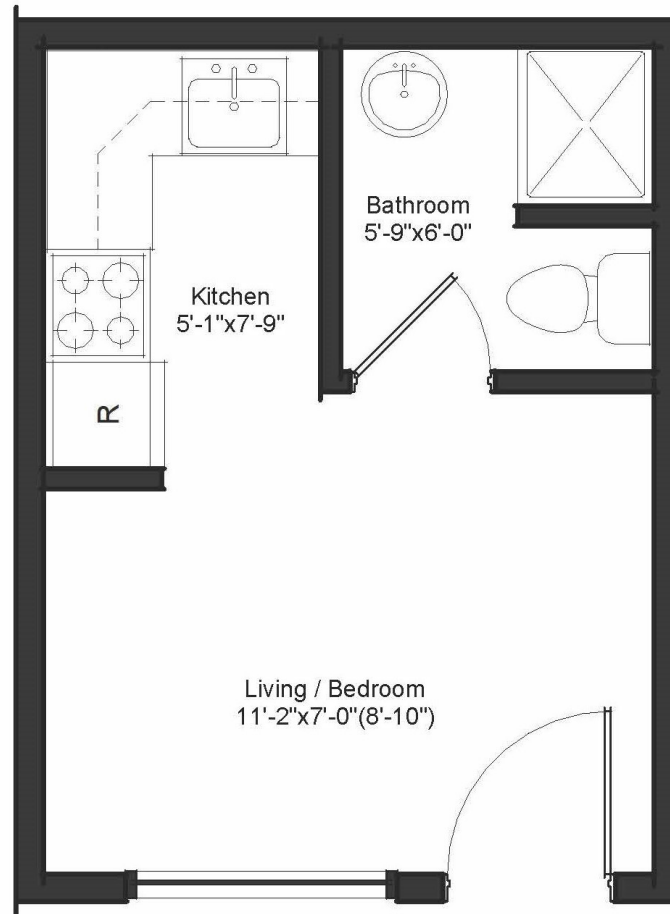
The largest unit in the building, located in the fifth door from the right, offers spacious living with all the same modern upgrades. The laundry room is easily accessible.

TWO-BEDROOM - UNIT #5



STUDIO FLOOR PLAN - UNIT #6

UNIT #6



The left-end unit is a fully furnished 165-square-foot Airbnb, consistently generating excellent rental income. All furnishings are negotiable with the sale of the building, making this a turnkey opportunity for continued short-term rental income.

STUDIO - UNIT #6



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Commercial & Development Specialist



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DISCLAIMER

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