



# 15267

MULLAN ROAD,  
MISSOULA MT 59808

**FOR SALE**

**\$5,180,000**

**6.85%  
CAP RATE**

**SUBJECT SITE**

MULLAN RD

GORDON DR



**JOSH  
PLUM**

**MAIN: 406-541-7586 | DIRECT: 406-544-5014**

Broker, REALTOR®, GRI, ABR, SRS, PSA, RENE | Point 6 Real Estate, LLC  
Business Development Director, LPM - Plum Property Management





## 2 Premier Mixed-Use Investment Opportunity in Frenchtown, MT!

Discover an exceptional income-producing property that presents a trifecta of established revenue streams, boasting outstanding occupancy rates and making it a prime investment choice:

**PLUM STORAGE:** This Class A storage facility consistently maintains an impressive occupancy rate exceeding 90%. It features secure, meticulously maintained units that yield strong rental income, ensuring a reliable return on investment.

**FRENCHTOWN VALLEY VIEW MOBILE HOME PARK:** Fully occupied at 100%, this mobile home park generates consistent, long-term rental revenue. It also holds exciting potential for future development, adding to its investment appeal.

**SINGLE-FAMILY FARMHOUSE:** Currently leased, this charming residence serves as an additional income source while providing the option for on-site management housing, further enhancing operational efficiency.

Strategically located with convenient access to major highways, this diversified investment not only offers immediate cash flow but also promises long-term growth potential. Don't miss the chance to capitalize on this remarkable opportunity!



Property Breakdown



**219**  
UNITS

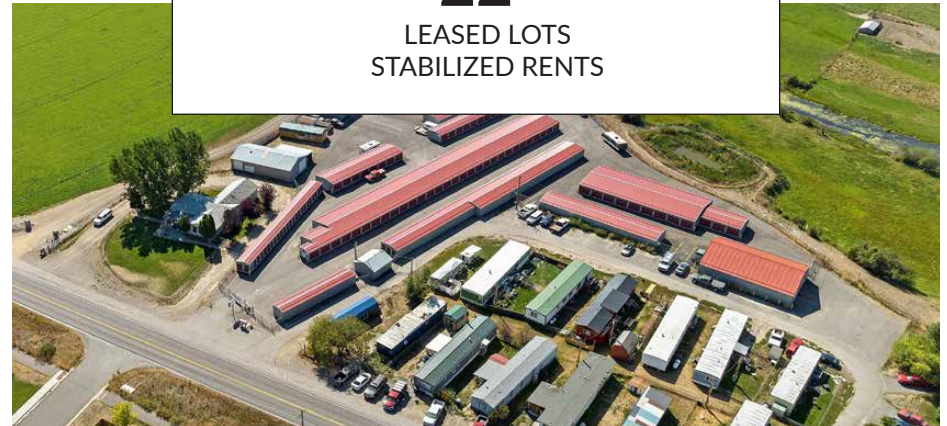
**25**  
UNCOVERED  
PARKING UNITS

**1089**  
SQUARE FOOT  
STORAGE SHOP



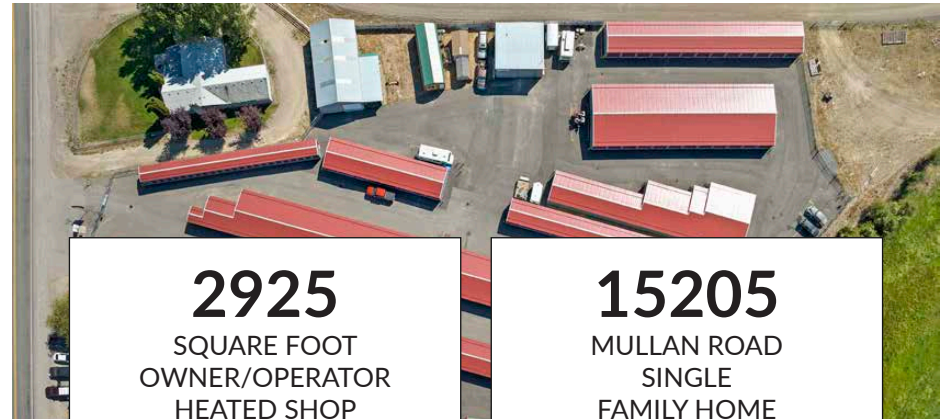
FRENCHTOWN VALLEY VIEW  
MOBILE HOME PARK

**22**  
LEASED LOTS  
STABILIZED RENTS



**2925**  
SQUARE FOOT  
OWNER/OPERATOR  
HEATED SHOP

**15205**  
MULLAN ROAD  
SINGLE  
FAMILY HOME







OWNER/OPERATOR SHOP

BROADBAND RELAY

PUMP HOUSE & WELL #1

GATE

SHOP #2

WELL #2

SINGLE FAMILY HOME





**49,000**

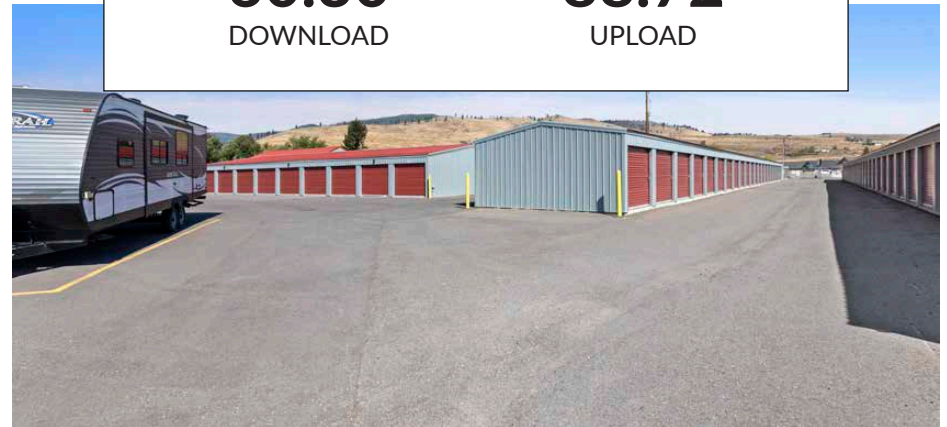
NET RENTABLE SQUARE FOOTAGE



BROADBAND RELAY SPEEDS

**60.30**  
DOWNLOAD

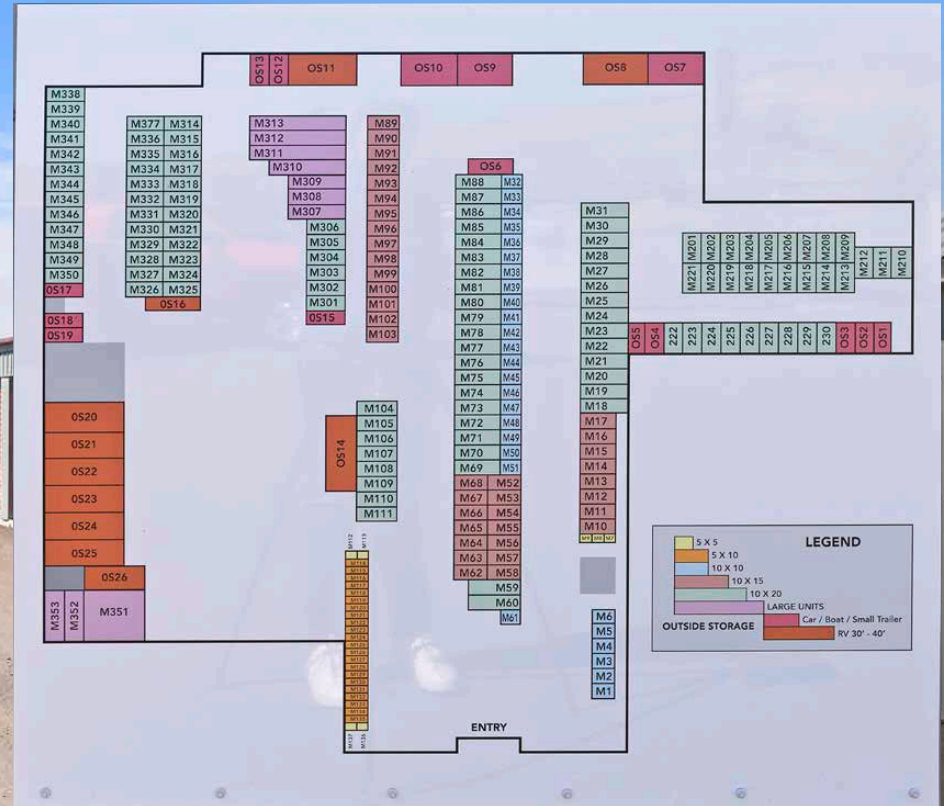
**88.72**  
UPLOAD



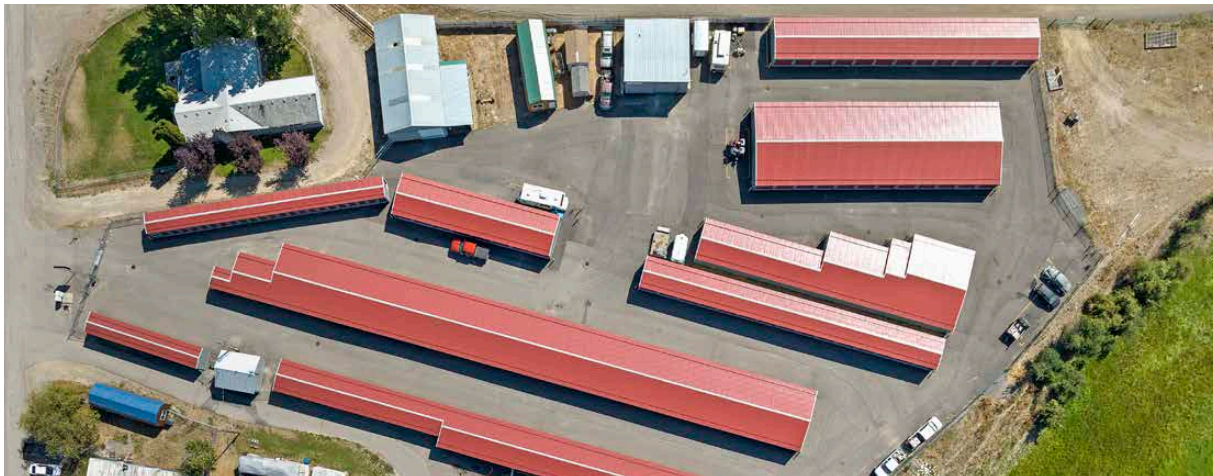
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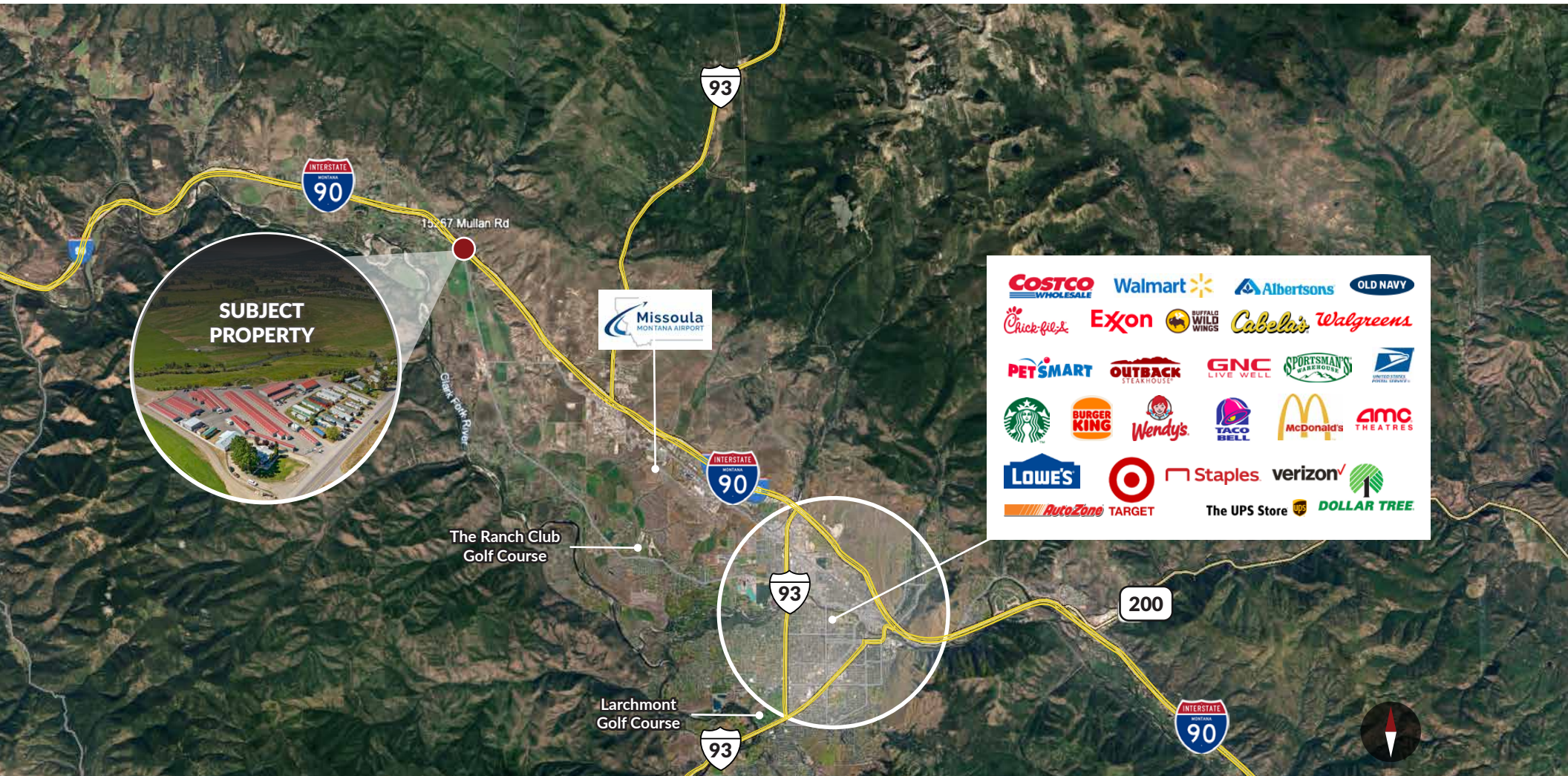
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**SUBJECT SITE**

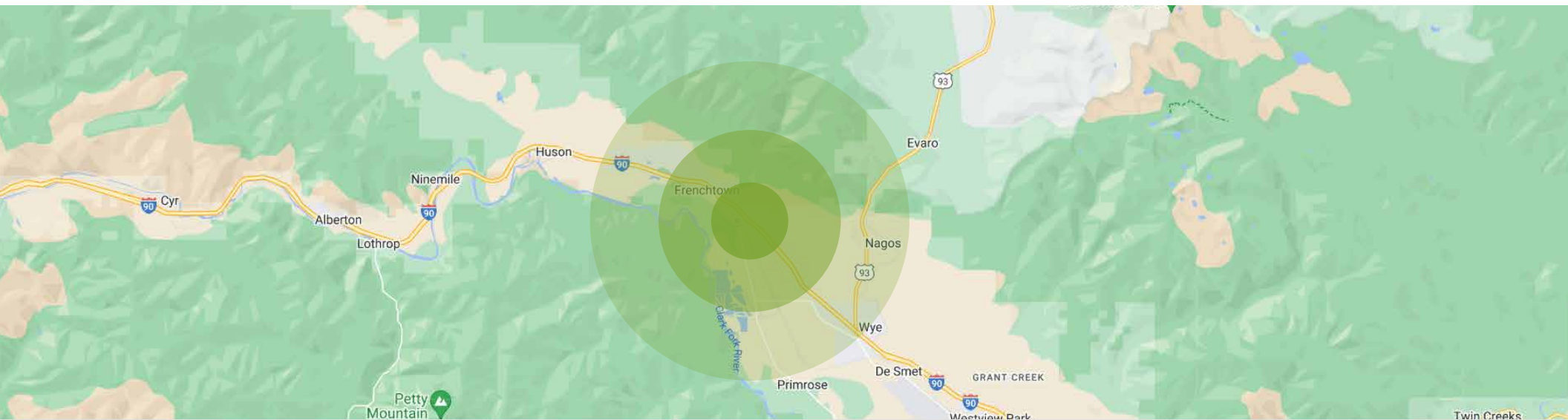






**10** Demographics

POPULATION	1-Mile	3-Mile	5-Mile
2024 Total Population	256	3,397	14,612
2029 Population	266	3,591	15,849
Pop Growth 2024-2029	+ 3.91%	+ 5.71%	+ 8.47%
Average Age	41	40	40
HOUSEHOLDS & INCOME	1-Mile	3-Mile	5-Mile
Total Households	95	1,245	5,630
# of Persons per HH	2.5	2.7	2.5
Average HH Income	\$83,928	\$104,074	\$94,652
Average House Value	\$388,461	\$429,057	\$386,152

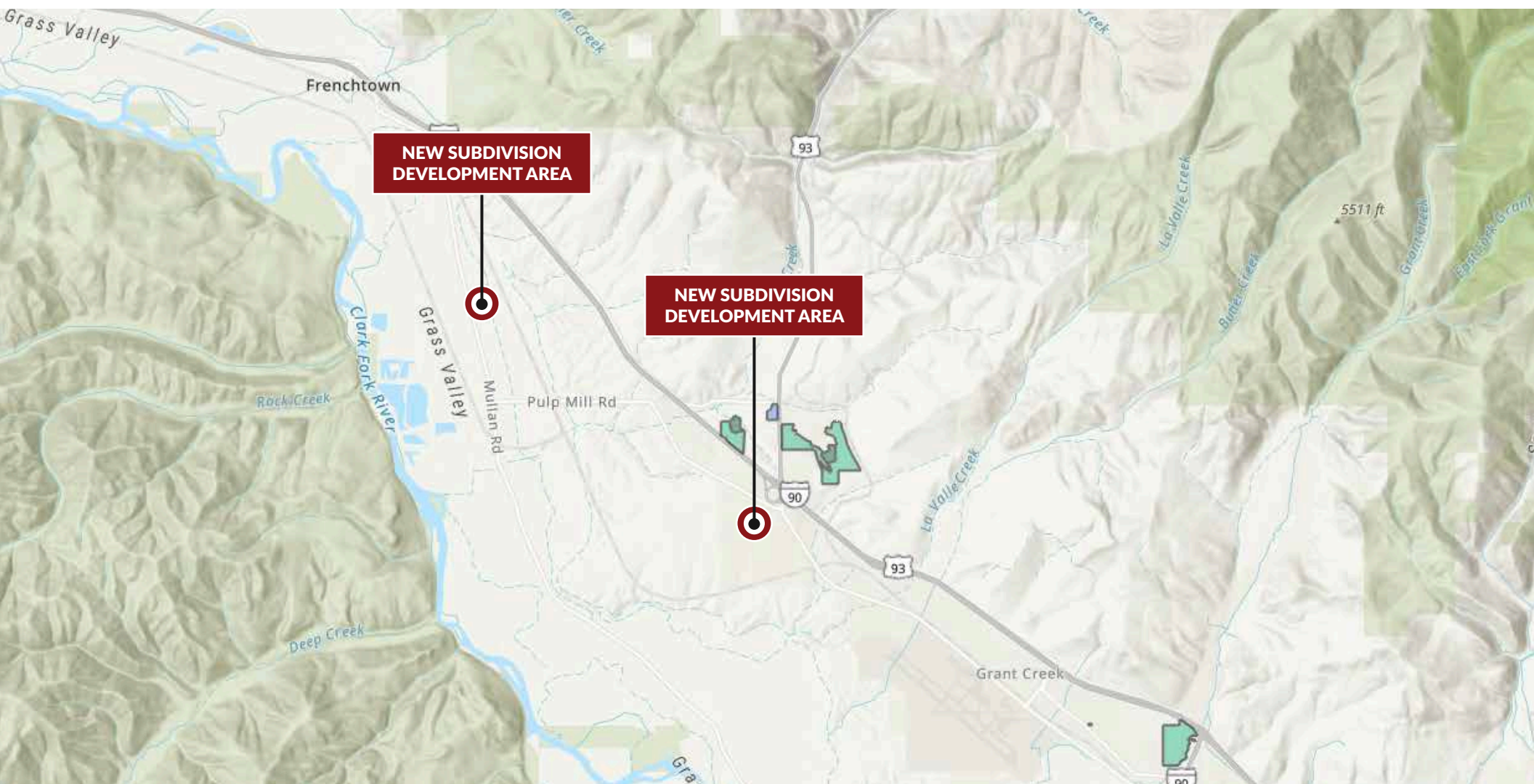

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11 New Subdivision Development Areas



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