

Multi-family Development Property

ALLOWS MEDIUM DENSITY RESIDENTIAL - 4.09 ACRE



428 N GROVE STREET

Missoula, MT

Offered at \$1,950,000

Katie C. Ward

REAL ESTATE

OFFERING MEMORANDUM

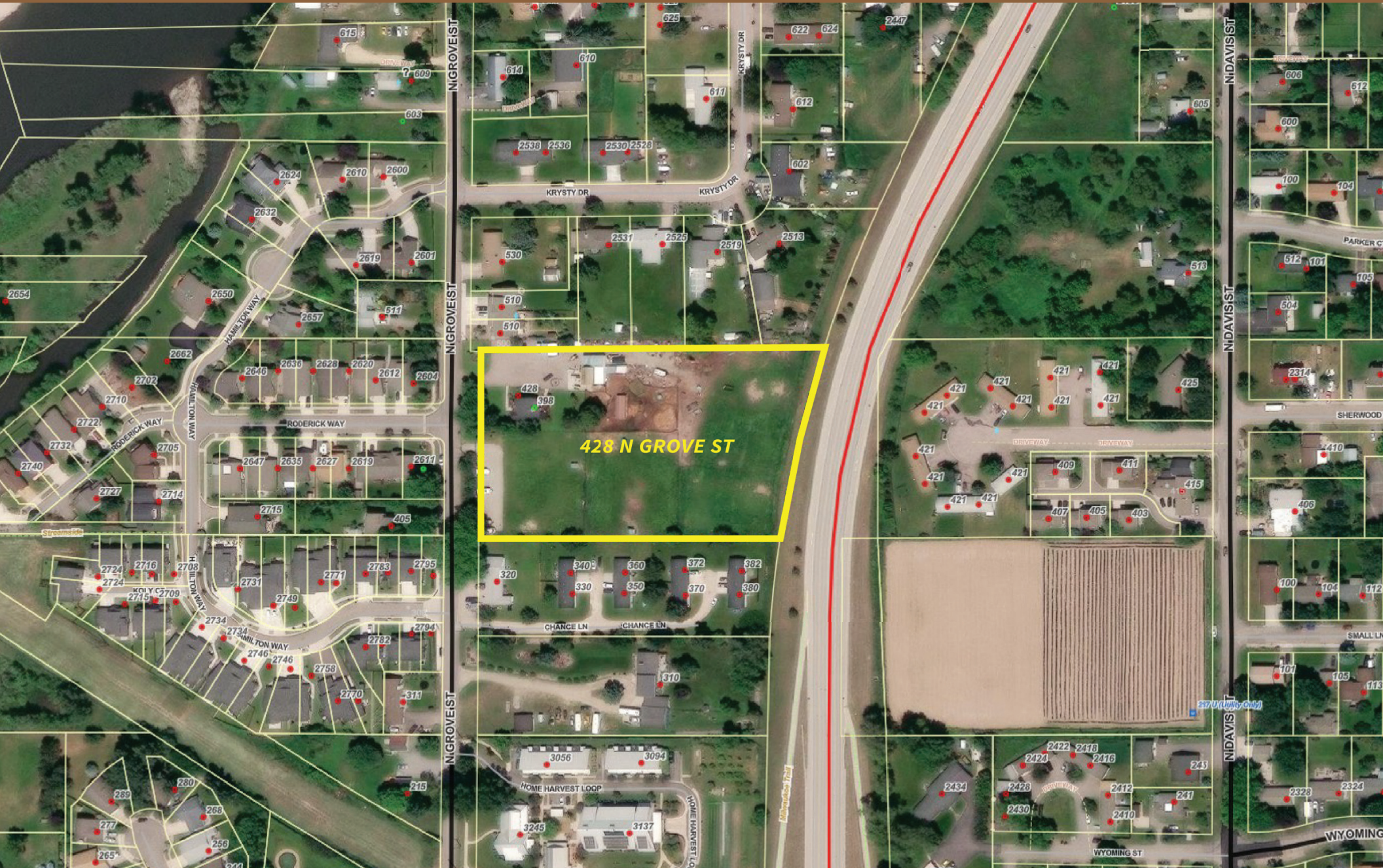


428 N Grove St
Missoula, Montana

Presented By



Katie L. Ward
Commercial Real Estate Broker
(406) 596-4000
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428 N GROVE ST

PROPERTY OVERVIEW

Hard to find medium-density residential property (allowing 3-11 units per ac) in the path of development. The lot area of 4.09 acres provides the potential for division of the site into a maximum of 44 single-family units (additional can be allowed for affordable housing bonus). Uses allow multi-family, single-family, duplexes, senior housing, commercial, office and churches (plus others!) See attached Missoula County Zoning Regulations for all permitted uses. The property is located within an area with continued infill developments just west of Missoula's core. A prime location just 1/8 mile from the Milwaukee Bike and Walking Trail provides a valuable east-west commuting route through the core of Missoula. The future path will extend west to the Clark Fork River providing a recreational corridor and river access just 1/3 mile from the property.

PROPERTY DETAILS

GEOCODE:	04-2200-19-1-09-01-0000
ZONING/LAND USE:	RM - Residential Medium Density (3-11 units per acre) See Permitted Uses list attached.
LEGAL DESCRIPTION:	COBBAN & DINSMORE'S ORCHARD HOMES # 1, S19, T13 N, R19 W, LOT 46, LESS R/W
LOT SIZE:	4.09 acres
TAX ID:	2381907
PROPERTY TAXES:	\$4,917.08 (2023)
SEWER:	City Sewer Available
WATER:	City Water Available
UTILITIES:	Cable Available, Electricity Available, Natural Gas Available, Internet Available.

House excluded and will be moved by the sellers.



1/8 mile off the Milwaukee Trail

Less than 1/3 mile east on the trail to Bentley Park



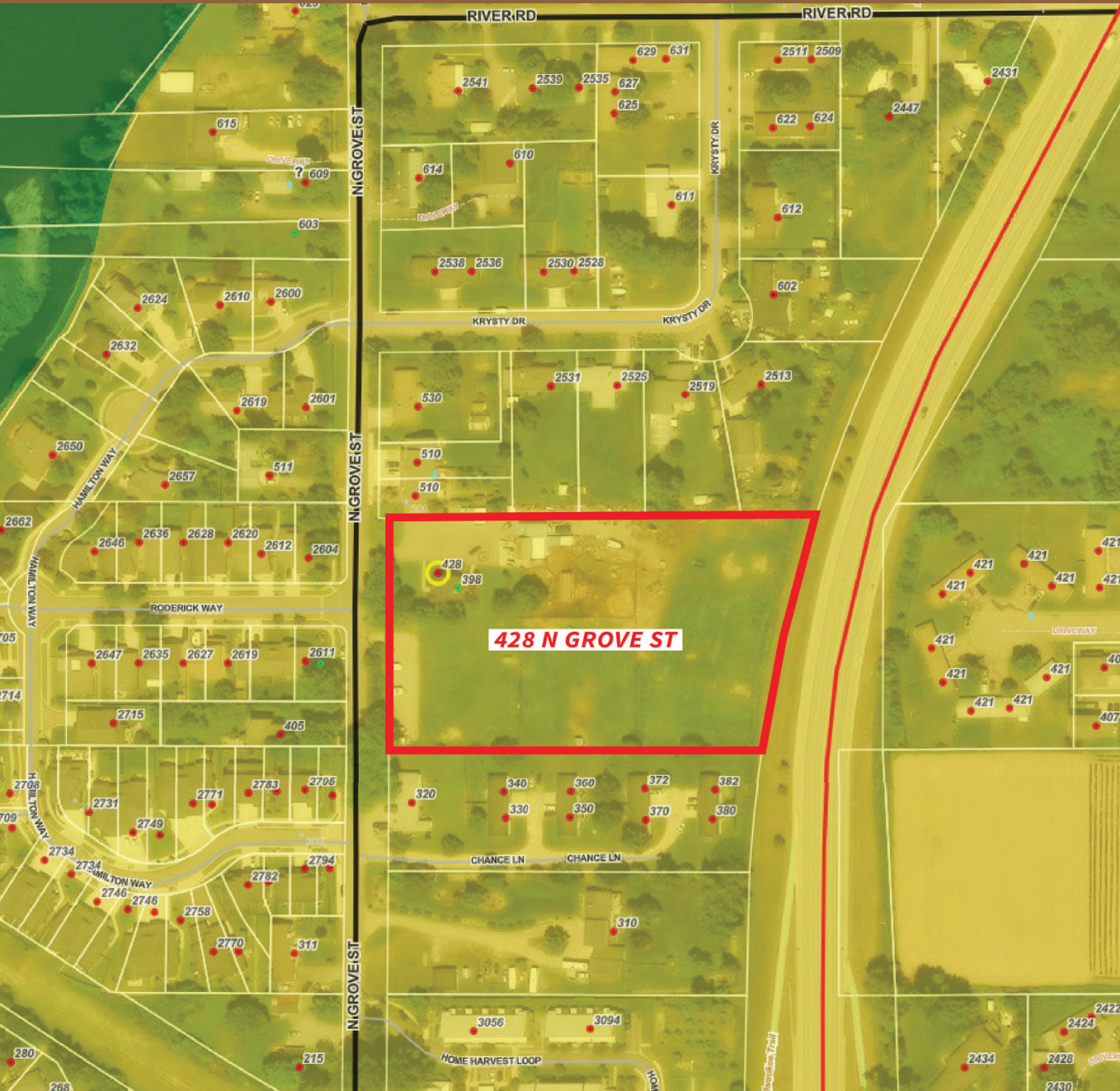
1/3 mile from Clark Fork River (future direct access on the trail)

Easy access from Reserve Street

Within minutes to grocery stores, restaurants and other city amenities

Property 1/16 mile to the South is Orchard Gardens, a multi-unit complex with residential housing and a community garden.





428 N GROVE ST

ParcelID: 04220019109010000

This parcel is within No Neighborhood Found and the No Neighborhood Found neighborhood.


Zoning:

Zoning Overlays: No Overlay Found

[Title 20 -Zoning Code](#)

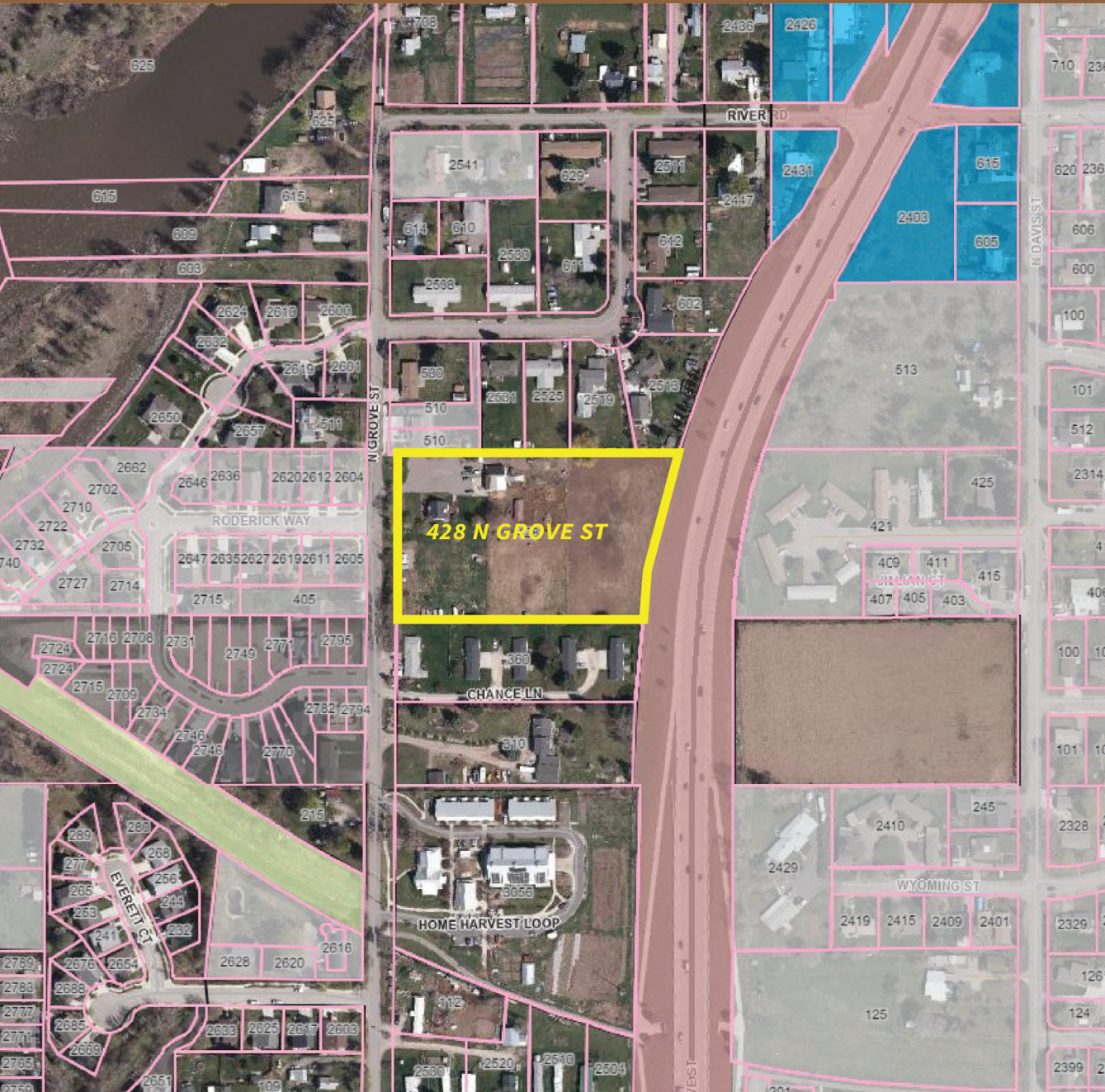
Land Use: Residential Medium

Historic District: No Historic District Found

 Residential Medium Density - 3 to 11 units per acre

SEE ATTACHED MISSOULA COUNTY ZONING REGULATIONS (PAGES 101-107) FOR PERMITTED USES AND MORE INFO.

CITY ZONING MAP



428 N GROVE ST

ParcelID: 04220019109010000

This parcel is within No Neighborhood Found and the No Neighborhood Found neighborhood.

Zoning:

Zoning Overlays: No Overlay Found

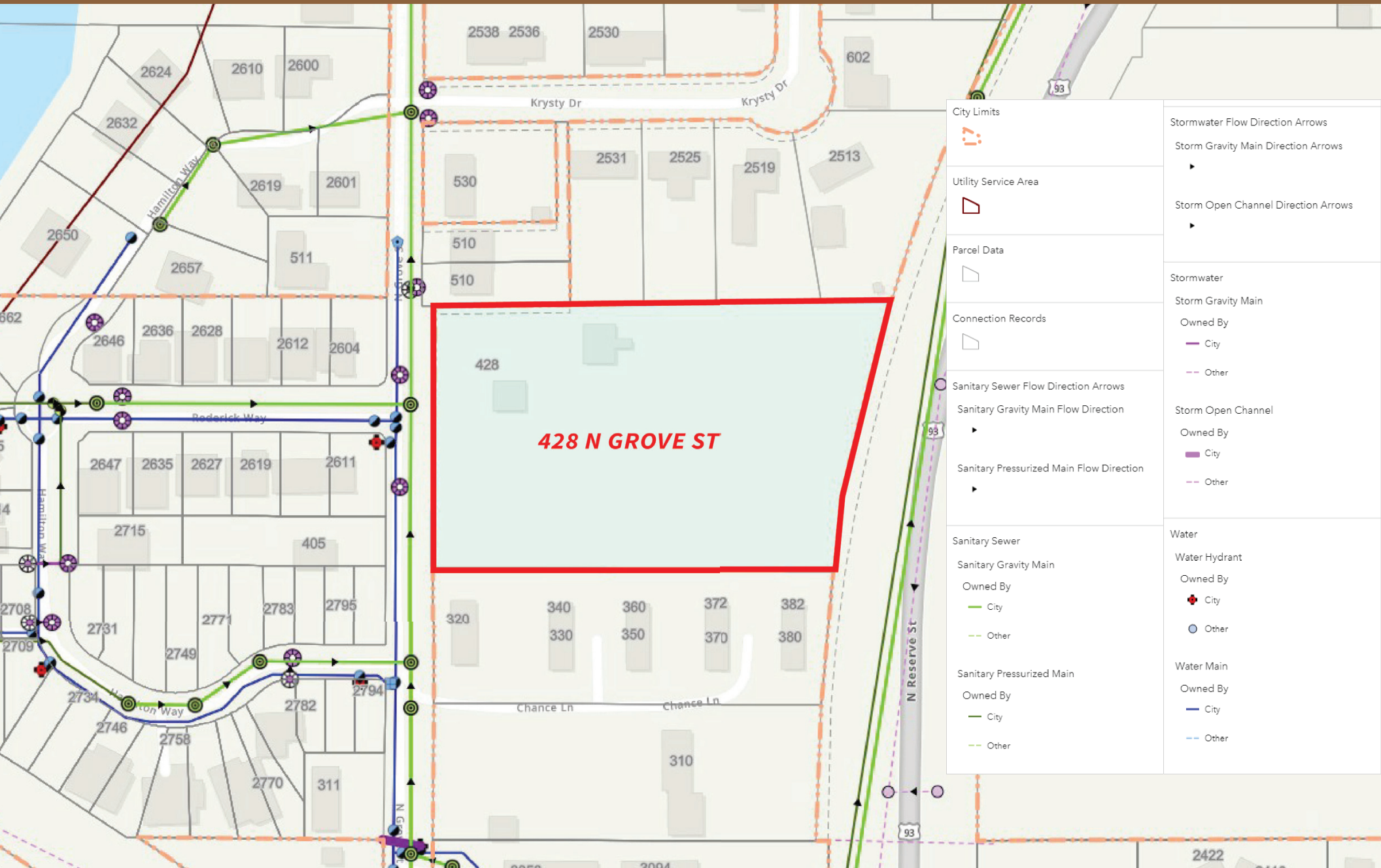
[Title 20 -Zoning Code](#)

Land Use: Residential Medium

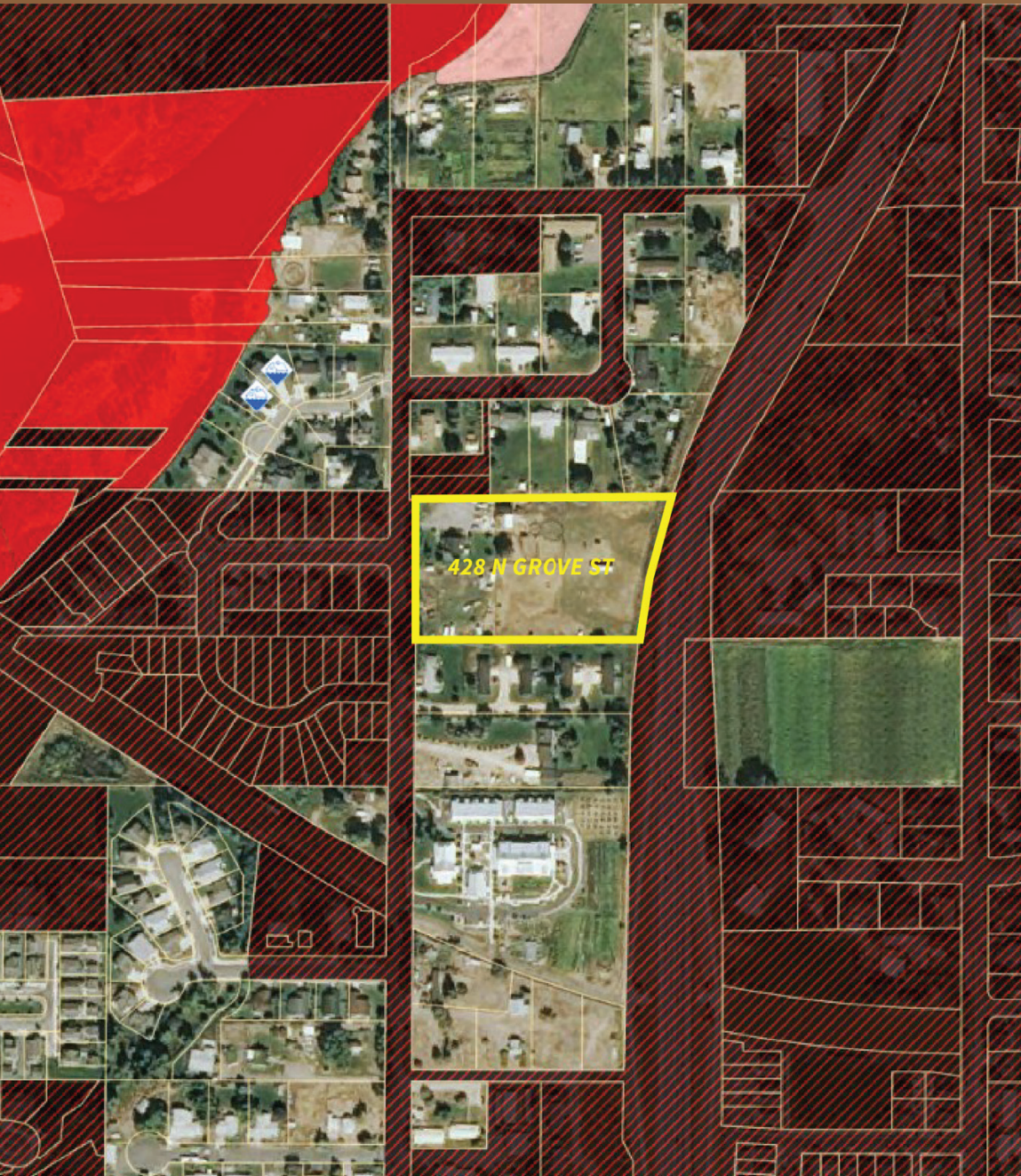
Historic District: No Historic District Found

**OUTSIDE CITY LIMITS -
NO CITY ZONING ONLY LAND USE
REGULATIONS PER PAGE 5.**

PUBLIC CITY SEWER & WATER MAP



City Limits 	Stormwater Flow Direction Arrows
Utility Service Area 	Storm Gravity Main Direction Arrows
Parcel Data 	Storm Open Channel Direction Arrows
Connection Records 	Stormwater Storm Gravity Main Owned By City (solid purple line) Other (dashed purple line)
Sanitary Sewer Flow Direction Arrows 	Storm Open Channel Owned By City (solid purple line) Other (dashed purple line)
Sanitary Gravity Main Flow Direction 	Water Water Hydrant Owned By City (red cross symbol) Other (blue circle symbol)
Sanitary Pressurized Main Flow Direction 	Water Main Owned By City (solid blue line) Other (dashed blue line)
Sanitary Sewer Sanitary Gravity Main Owned By City (solid green line) Other (dashed green line)	
Sanitary Pressurized Main Owned By City (solid green line) Other (dashed green line)	



Floodplain

City of Missoula Floodplain Not Shown - Contact 406-55

2023 DFIRM - LOMC (effective 10/5/2023)

-  Zone A (100 YR Floodplain - Approximate)
-  Zone AE (100 YR Floodplain - With Elevations)
-  Zone AE (100 YR Floodway)
-  Zone AH (100 YR Floodplain - Ponding)
-  Zone AO (100 YR Floodplain - Sheet Flow)
-  Area Not Included (Tribal Lands)
-  Zone D (Undetermined Flood Hazard)
-  SHADED-X (100/500 YR Floodplain)
-  SHADED-X (500-YR Floodplain Only)
-  SHADED-X (Protected by Levee)
-  Unshaded X (Out of Designated Floodplain)

Property is located outside of Designated Flood plain.

Katie L. Ward

REAL ESTATE

Katie L. Ward

Managing Broker

Commercial & Development Specialist



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DISCLAIMER

All information contained herein is derived from sources deemed reliable, however, it is not guaranteed by Katie L Ward LLC., Managing Brokers, Agents or Sellers. Offering is subject to error, omissions, prior sales, price change or withdrawal without notice and approval of purchase by Seller. We urge independent verification of each and every item submitted, to the satisfaction of any prospective purchaser.

2.4 PERMITTED USES BY DISTRICT

- A) Use Groups.** These zoning regulations classify land uses into the four major use groupings based on common functional, product, or physical characteristics including the type and amount of activity, the number of customers or residents, how goods or services are sold or delivered, and physical site conditions necessary to render services.
- B) Principal Uses.** Allowed uses by district are listed in Section 2.4.G., Table 5.
- C) Accessory Uses.** Accessory uses that are clearly incidental, customarily found with and subordinate to a principle use are permitted in conjunction with a permitted principal use, in accordance with Section 5.3.
- D) Temporary Uses.** Temporary uses are permitted, as set forth in Section 5.26.
- E) Uses Defined.** The uses listed in Table 2.4.G. are either defined in Chapter 13 or derived using the North American Industrial Classification System (NAICS), the Land-Based Classification Standards (LBCS) published by the American Planning Association (APA), or in other resources cross-referenced in these regulations.
- F) Key to Use Table.**
1. Permitted uses. Uses identified with a "■" are permitted by right in the subject district, either as a principal use or accessory use, and must comply with all applicable design and development standards subject to issuance of a Zoning Compliance Permit.
 2. Special exceptions. Uses identified with a "□" may be permitted in the subject district, either as a principal use or accessory use, if reviewed and approved in accordance with the special exception review procedures found in Chapter 11 and must comply with all applicable design and development standards subject to issuance of a Zoning Compliance Permit.
 3. Prohibited uses. Uses identified with a "-" are expressly prohibited in the subject district.
 4. Uses identified with a "●" are permitted only as accessory to a residential use in Live/Make (LM). All other uses are as indicated in the table.
 5. Uses identified with a "○" are special exception only as accessory to a residential use in Live/Make (LM). All other uses are as indicated in the table.

G) Table of Uses.

Table 5 Table of Uses by Zoning District

LAND USE/ ACTIVITY	OPEN LAND AND AGRICULTURAL					RESIDENTIAL				MIXED-USE			INDUSTRIAL & MANUFACTURING	
	RO	AGR	AGW	AGRR	RRS	R	RM	LM*	NR	NC	CC	CEC	ICL**	ICH**
	Administrative facility	■	■	■	■	■	□	■	□	■	■	■	■	■
Agriculture	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Agriculture, high-intensity	□	■	■	□	-	-	-	-	-	-	-	-	□	■
Agricultural-related business	-	■	■	■	■	■	■	■	■	■	■	■	■	■
Airports, helipads, and related facilities	-	-	□	-	-	-	-	-	-	-	□	□	□	■
Animal services, large	-	■	■	■	□	-	-	-	-	-	-	-	□	-
Animal services, small	-	■	■	■	□	-	-	○	■	■	■	□	■	-
Animal shelter or boarding kennel	-	■	■	□	□	-	-	-	-	□	■	-	□	-
Business equipment sales and services	-	-	-	-	-	-	-	○	-	□	■	□	■	-
Campground	■	■	■	□	-	-	-	-	-	-	-	-	-	-
Cannabis, dispensary	-	-	-	-	-	-	-	-	-	□	■	-	-	-
Casinos and gaming establishments	-	-	-	-	-	-	-	-	-	□	■	-	-	-
College/university	-	-	-	-	-	-	-	-	-	□	■	■	-	-
Community residential facility (8 or fewer residents)	-	-	□	■	■	■	■	■	-	■	□	□	-	-

*Authorized commercial and industrial uses in this district (LM) must be accessory to a residential use.

**Commercial uses in these districts must be accessory to an approved primary industrial use.

*** Required for commercial buildings of 30,000 square feet or greater.



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LAND USE/ ACTIVITY	OPEN LAND AND AGRICULTURAL					RESIDENTIAL				MIXED-USE			INDUSTRIAL & MANUFACTURING	
	RO	AGR	AGW	AGRR	RRS	R	RM	LM*	NR	NC	CC	CEC	ICL**	ICH**
	Community residential facility (9+ residents)	-	-	-	-	□	□	■	□	-	■	■	□	-
Construction Sales and Service	-	-	-	-	-	-	-	-	-	-	-	■	■	■
Cottage Court Development	-	-	-	-	□	■	■	■	-	■	■	-	-	-
Cryptocurrency mining	-	-	-	-	-	-	-	-	-	-	-	-	■	■
Cultural service	-	-	-	-	-	□	□	□	-	■	■	■	-	-
Daycare home	-	-	□	■	■	■	■	■	-	■	■	■	-	-
Daycare center	-	-	-	□	□	□	□	□	-	■	■	■	-	-
Dwelling, accessory unit	-	■	■	■	■	■	■	■	■	■	■	■	-	-
Dwelling, single home	-	■	■	■	■	■	■	■	■	■	■	■	-	-
Dwelling, two homes	-	■	■	■	■	■	■	■	■	■	■	■	-	-
Dwelling, multiple homes	-	-	-	-	-	□	■	■	■	■	■	■	-	-
Eating and drinking establishments	-	-	-	-	-	□	■	○	■	■	■	■	-	-
Enterprise commercial***	-	-	-	-	-	-	-	-	-	-	■	□	-	-
Entertainment venues, small	-	-	-	-	-	-	□	-	■	■	■	■	-	-
Entertainment venues, medium	-	-	-	-	-	-	-	-	□	■	■	□	■	-
Entertainment venues, large	-	-	-	-	-	-	-	-	-	□	■	□	■	-
Financial services	-	-	-	-	-	□	□	-	■	■	■	■	-	-
Food and beverage sales	-	-	-	-	-	□	■	●	■	■	■	■	-	-

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	RO	AGR	AGW	AGRR	RRS	R	RM	LM*	NR	NC	CC	CEC	ICL**	ICH**
	Funeral and interment services, cemetery	-	■	■	■	■	□	-	-	-	-	-	■	-
Funeral and interment services, crematorium	-	-	-	-	-	-	-	-	-	-	□	-	□	■
Funeral and interment services, funeral home/mortuary	-	-	□	□	■	■	■	■	■	■	■	□	-	-
Galleries and exhibition space	-	-	-	-	-	□	■	●	■	■	■	■	-	-
Gasoline and fuel sales	-	-	-	-	-	-	-	-	□	■	■	-	□	□
Guest ranch, outfitting, or guide facility	-	■	■	□	□	□	-	-	-	-	-	-	-	-
Home occupation	-	■	■	■	■	■	■	■	■	■	■	■	-	-
Homeless shelter & meal center	-	-	-	-	-	-	□	-	□	■	■	□	-	-
Hospital	-	-	-	-	-	-	-	-	-	□	■	■	-	-
Junk and salvage yard	-	-	-	-	-	-	-	-	-	-	-	-	□	■
Lodging, bed & breakfast	-	-	□	■	■	■	■	●	■	■	■	-	-	-
Lodging, hostel	-	-	-	-	-	-	□	□	■	■	■	-	-	-
Lodging, hotel & motel	-	-	-	-	-	-	-	-	□	■	■	-	-	-
Lodging, tourist home	-	■	■	■	■	■	■	■	■	■	■	-	-	-
Maintenance services	-	-	-	-	-	-	-	○	-	□	■	□	■	-
Manufacturing and production, agricultural	-	■	■	□	-	-	-	-	-	-	-	-	■	■



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	RO	AGR	AGW	AGRR	RRS	R	RM	LM*	NR	NC	CC	CEC	ICL**	ICH**
	Manufacturing and production, artisan	-	■	■	■	■	□	-	●	-	-	■	■	■
Manufacturing and production, limited	-	-	-	-	-	-	-	●	-	-	■	■	■	■
Manufacturing and production, general	-	-	-	-	-	-	-	-	-	-	-	-	■	■
Manufacturing and production, intensive	-	-	-	-	-	-	-	-	-	-	-	-	-	■
Medical facility, walk-in clinic	-	-	-	-	-	□	■	□	■	■	■	■	■	-
Microbreweries, wineries, and microdistilleries	-	-	□	□	□	□	□	○	■	■	■	-	■	-
Mini-warehouse	-	-	-	-	-	-	-	-	-	-	□	-	■	■
Mobile food court	-	-	-	-	-	-	-	-	-	■	■	■	-	-
Mobile home park	-	-	-	-	□	■	■	■	■	■	■	-	-	-
Nuclear facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nursing home/skilled nursing facility	-	-	-	-	□	□	□	□	■	■	■	■	-	-
Open space	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Park, public or private	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Parking structure	-	-	-	-	-	-	-	-	□	□	■	■	□	□
Personal improvement service	-	-	-	-	-	□	□	●	■	■	■	□	-	-
Pre-school	-	-	□	■	■	■	■	■	■	■	■	■	-	-
Pre-school center	-	-	-	□	□	□	□	□	■	■	■	■	-	-

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	RO	AGR	AGW	AGRR	RRS	R	RM	LM*	NR	NC	CC	CEC	ICL**	ICH**
	Professional office	-	-	-	-	-	☐	■	O	■	■	■	■	■
Public safety service facility	☐	☐	■	■	■	■	■	■	■	■	■	■	■	■
Recreation, active	-	☐	■	■	■	■	■	■	■	■	■	■	■	☐
Recreation, commercial (indoor)	-	-	-	-	-	-	-	-	-	■	■	-	☐	-
Recreation, commercial (outdoor)	-	-	-	-	-	-	-	-	-	-	■	-	☐	-
Recreation, developed outdoor	■	-	■	■	■	-	-	-	-	-	-	-	-	-
Recreation, passive	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Recreational vehicle park	-	-	☐	☐	-	-	-	-	-	-	■	-	-	-
Recycling service	-	-	☐	☐	-	-	-	-	-	-	-	☐	■	■
Religious assembly	-	-	☐	☐	☐	■	■	■	■	■	■	■	-	-
Research, cooperative learning and training facilities	☐	☐	☐	☐	☐	☐	☐	☐	-	-	-	■	■	-
Resource extraction	☐	☐	☐	-	-	-	-	-	-	-	-	-	☐	■
Retail sales and service	-	-	-	-	-	-	☐	●	■	■	■	-	-	-
School	-	-	-	☐	■	■	■	■	■	■	■	■	☐	-
Secondary Value-Adding Industry	-	-	-	-	-	-	-	-	-	-	-	-	■	■
Social service facility	-	-	-	-	-	☐	☐	-	■	■	■	■	-	-



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	RO	AGR	AGW	AGRR	RRS	R	RM	LM*	NR	NC	CC	CEC	ICL**	ICH**
	Solar energy system, ground-mounted, small	☐	■	■	■	■	■	■	■	■	■	■	■	■
Solar energy system, ground-mounted, medium	-	■	■	☐	☐	☐	☐	☐	■	■	■	■	■	■
Solar energy system, ground-mounted, large	-	■	■	-	-	-	-	-	-	-	☐	☐	■	■
Solar energy system, roof-mounted	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Storage, open-air	-	-	-	-	-	-	-	-	-	-	☐	-	■	■
Tiny home development	-	-	-	-	☐	■	■	■	■	■	■	-	-	-
Travel plaza	-	-	-	-	-	-	-	-	-	-	■	-	☐	-
Utility services – minor	☐	■	■	■	■	■	■	■	■	■	■	■	■	■
Utility services - major	-	☐	☐	☐	-	-	-	-	-	-	■	■	■	■
Vehicle and small engine maintenance and repair	-	-	☐	-	-	-	-	○	-	■	■	-	■	■
Vehicle sales and storage	-	-	-	-	-	-	-	-	-	-	■	-	■	■
Warehousing, wholesaling, and freight movement	-	-	-	-	-	-	-	-	-	-	☐	-	■	■
Waste facilities, landfill	-	-	-	-	-	-	-	-	-	-	-	-	-	■
Waste facilities, transfer station	-	-	-	-	-	-	-	-	-	-	-	-	■	■