

**SALE**

Mountain Home Montana

**2606 SOUTH AVE W**

Missoula, MT 59804

**PRESENTED BY:**

**DEVIN KHOURY**

O: 406.207.8200

devin.k@svn.com

MT #14766





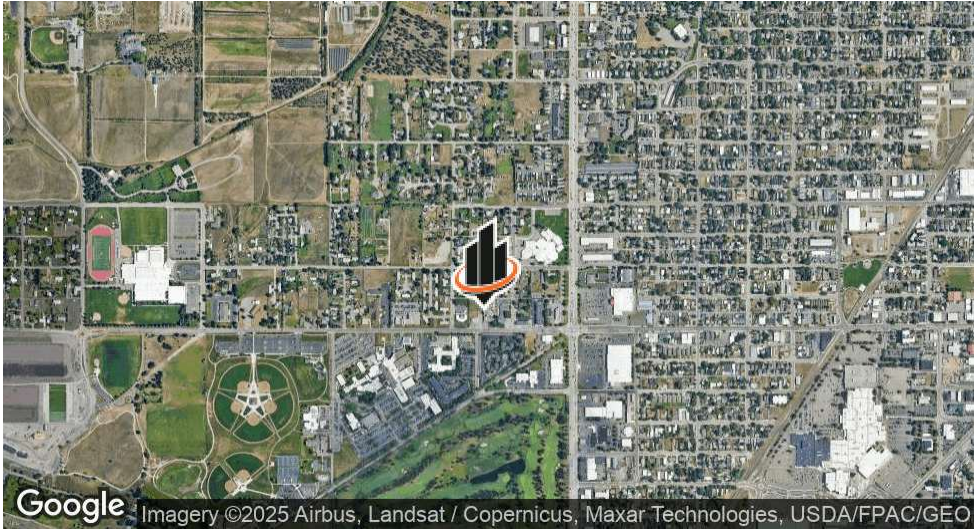
PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,749,000
NUMBER OF UNITS:	7
LOT SIZE:	43,218 SF
BUILDING SIZE:	16,712 SF

DEVIN KHOURY  
O: 406.207.8200  
devin.k@svn.com  
MT #14766

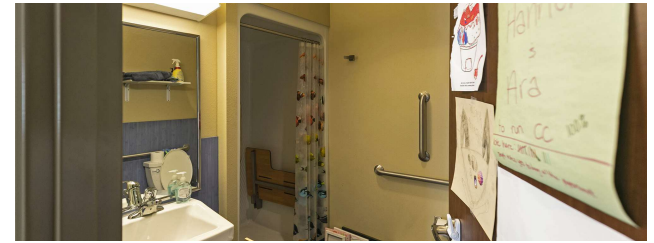
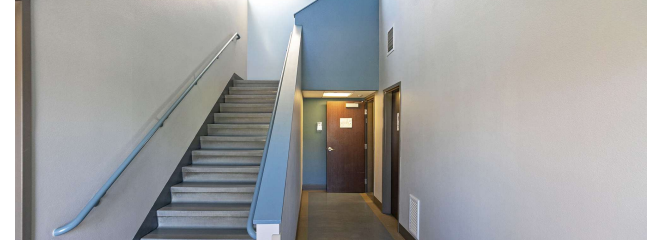


PROPERTY DESCRIPTION

Prime Missoula Opportunity: Versatile, Remodeled Property in a High-Demand Location! Just off of Reserve Street in Missoula, this newly remodeled & expanded property presents a rare chance for investors or owner-users to secure a flexible asset in a bustling, sought-after market. The building is in excellent condition, offering a blend of residential, commercial, office, and housing opportunities to meet a range of tenant and service needs. Sitting on a spacious lot with ample overflow parking, the property is perfectly positioned for high occupancy and ease of access. The surrounding neighborhood features a strong mix of businesses and multi-family developments, with zoning and demand that support a variety of uses. For the savvy investor, this property holds significant upside potential. Lease it out to local businesses, professionals, or service providers to generate immediate cash flow in a robust rental market. For the savvy investor, this property holds significant upside potential. Lease it out to local businesses, professionals, or service providers to generate immediate cash flow in a robust rental market. Alternatively, capitalize on the redevelopment



## ADDITIONAL PHOTOS



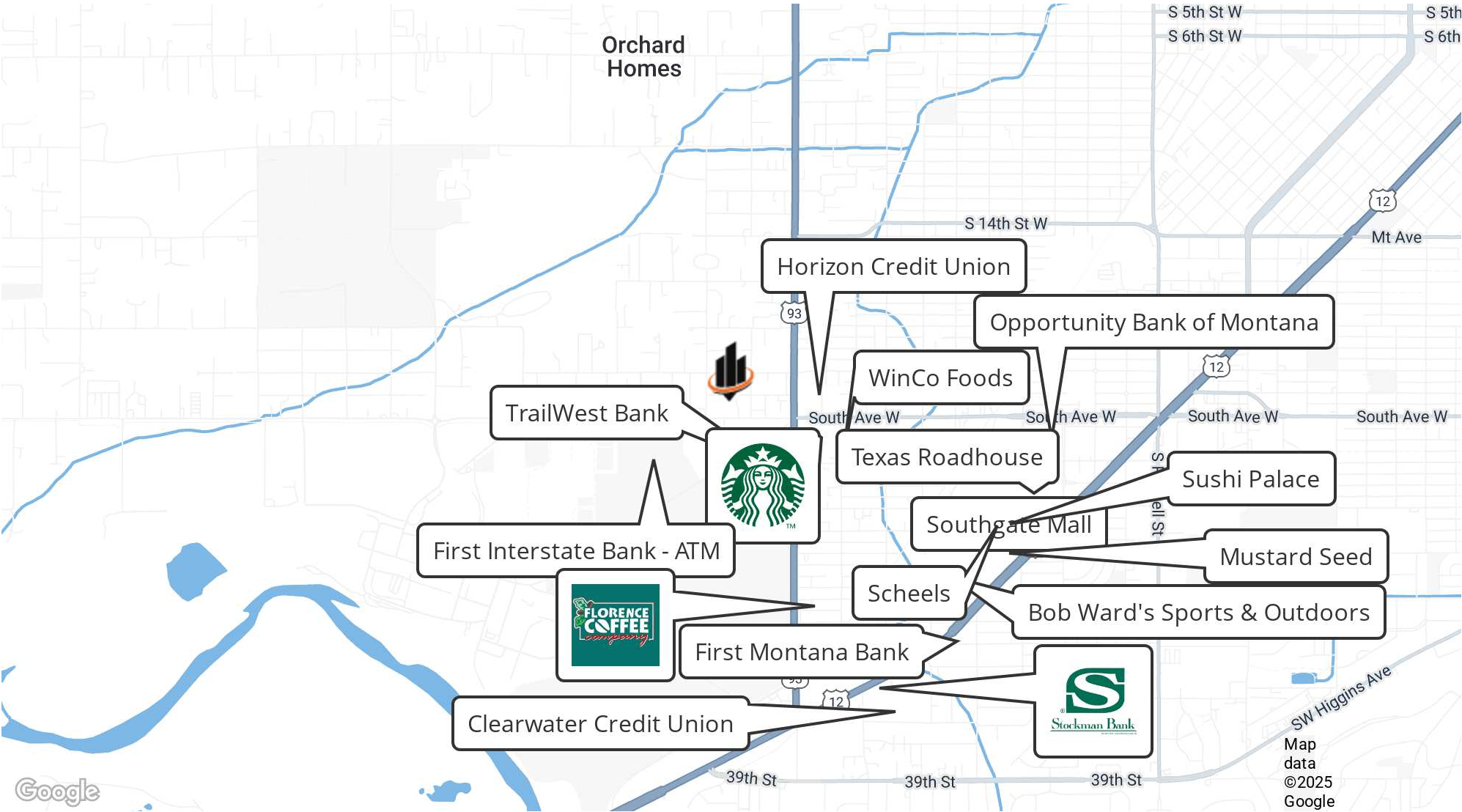
**DEVIN KHOURY**

O: 406.207.8200

devin.k@svn.com

MT #14766

LOCATION MAP



**DEVIN KHOURY**  
O: 406.207.8200  
devin.k@svn.com  
MT #14766