

SALE

Mountain Home Montana

2606 SOUTH AVE W

Missoula, MT 59804

PRESENTED BY:

DEVIN KHOURY

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MT #14766



SVN
PUREWEST

PROPERTY SUMMARY



OFFERING SUMMARY

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

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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



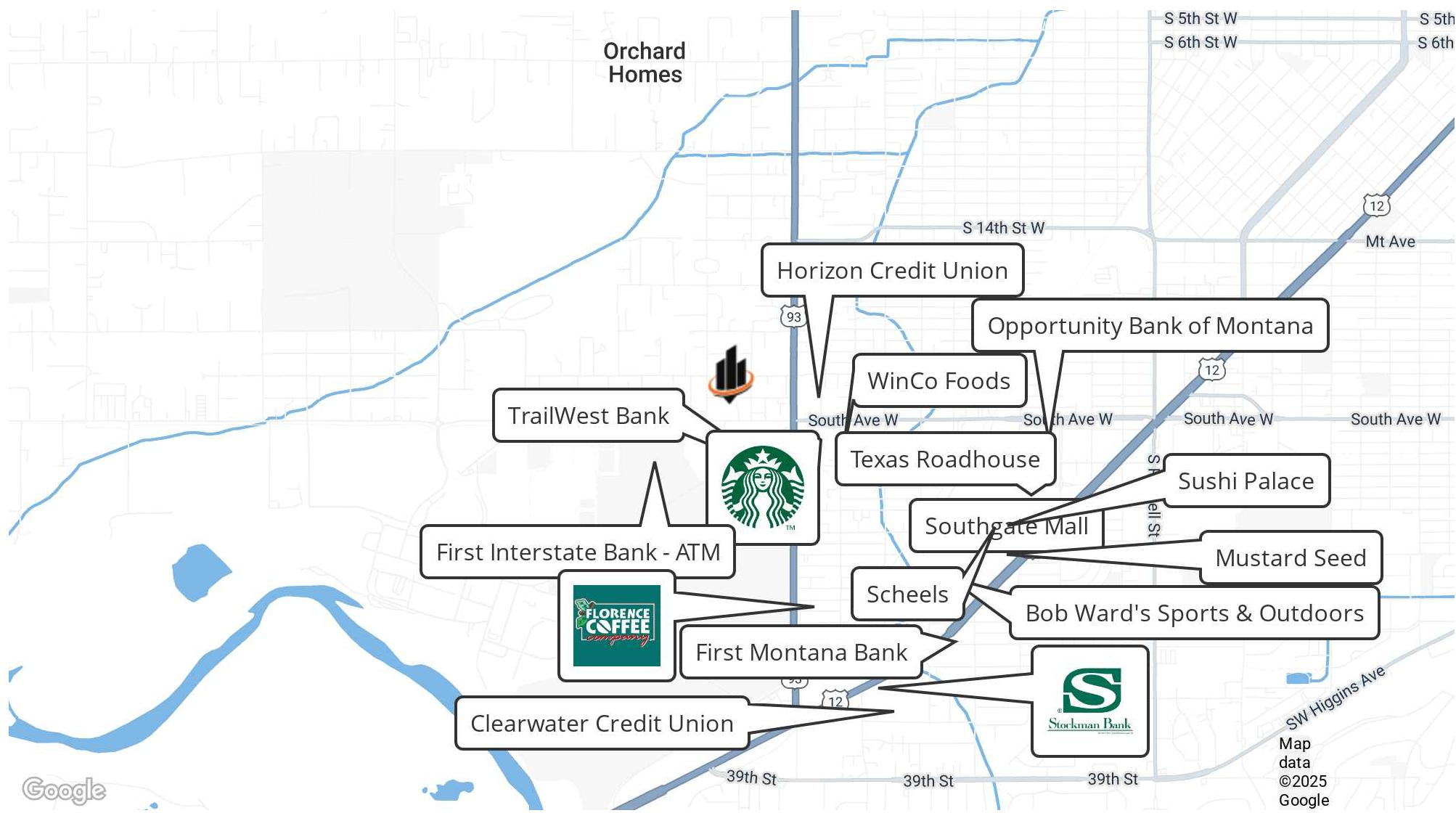
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LOCATION MAP



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