

Multi-family Development Property

ALLOWS MEDIUM DENSITY RESIDENTIAL - .687 ACRE



112 N GROVE STREET

Missoula, MT

Offered at \$397,000

Katie C. Ward

REAL ESTATE

OFFERING MEMORANDUM



112 N Grove St
Missoula, Montana

Presented By



Katie L. Ward
Commercial Real Estate Broker
(406) 596-4000
katie@katieward.com



PROPERTY OVERVIEW

Hard to find medium-density residential property (allowing 3-11 units per ac) in the path of development. The lot area of .687 acres provides the potential for division of the site into a maximum of 7 single-family units (unless affordable housing bonus). The property is located within an area with continued infill developments just west of Missoula's core. A prime location right off 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 1/4 mile from the property.

PROPERTY DETAILS

GEOCODE:	04-2200-19-1-09-06-0000
ZONING/LAND USE:	RM - Residential Medium
LEGAL DESCRIPTION:	COBBAN & DINSMORE'S ORCHARD HOMES # 1, S19, T13 N, R19 W, PT OF LOT 43
LOT SIZE:	0.687 acres
TAX ID:	546709
PROPERTY TAXES:	\$1,608.06 (2023)
SEWER:	City Sewer Available
WATER:	City Water Available
UTILITIES:	Cable Available, Electricity Available, Natural Gas Available, Internet Available.

Residential Medium Density allows minimum of 3 and a maximum of 7 new units (3-11 units per acre). See associated docs for regulations.



Manufactured Home, sheds, horse shelter, panels and gates are not included.

Right off the Milwaukee Trail



Less than 1/4 mile east on the trail to Bentley Park

1/4 mile from Clark Fork River (future direct access on the trail)

Easy access from Reserve Street

Within minutes to city amenities

Neighboring property to the north is Orchard Gardens, a multi-unit complex with residential housing and a community garden.





112 N GROVE ST

ParcelID:

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


Zoning:

Zoning Overlays: No Overlay Found

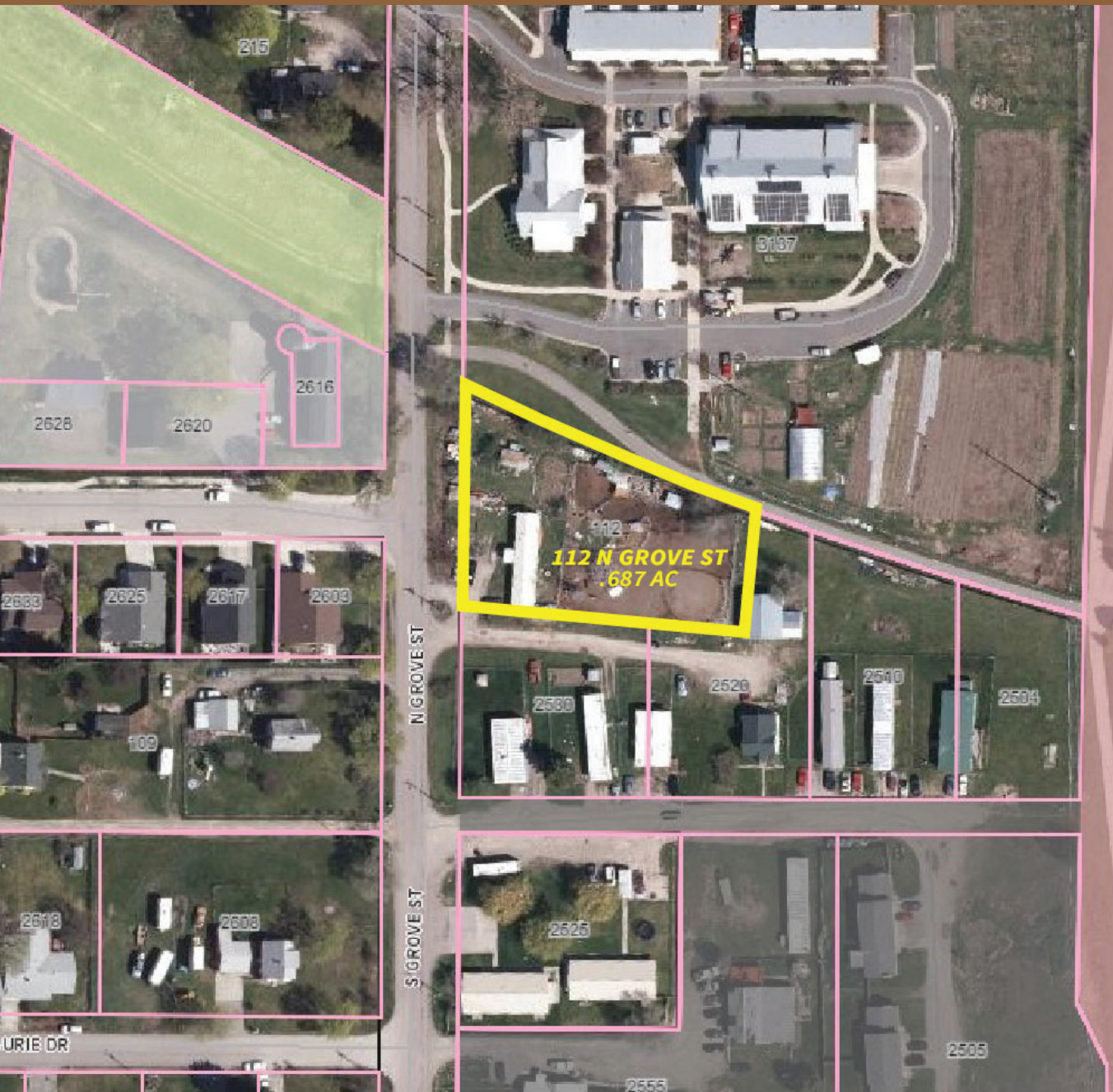
[Title 20 -Zoning Code](#)

Land Use: Residential Medium

Historic District: No Historic District Found

 Residential Medium Density - 3 to 11 units per acre

CITY ZONING MAP



112 N GROVE ST

ParcelID:

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

Zoning:

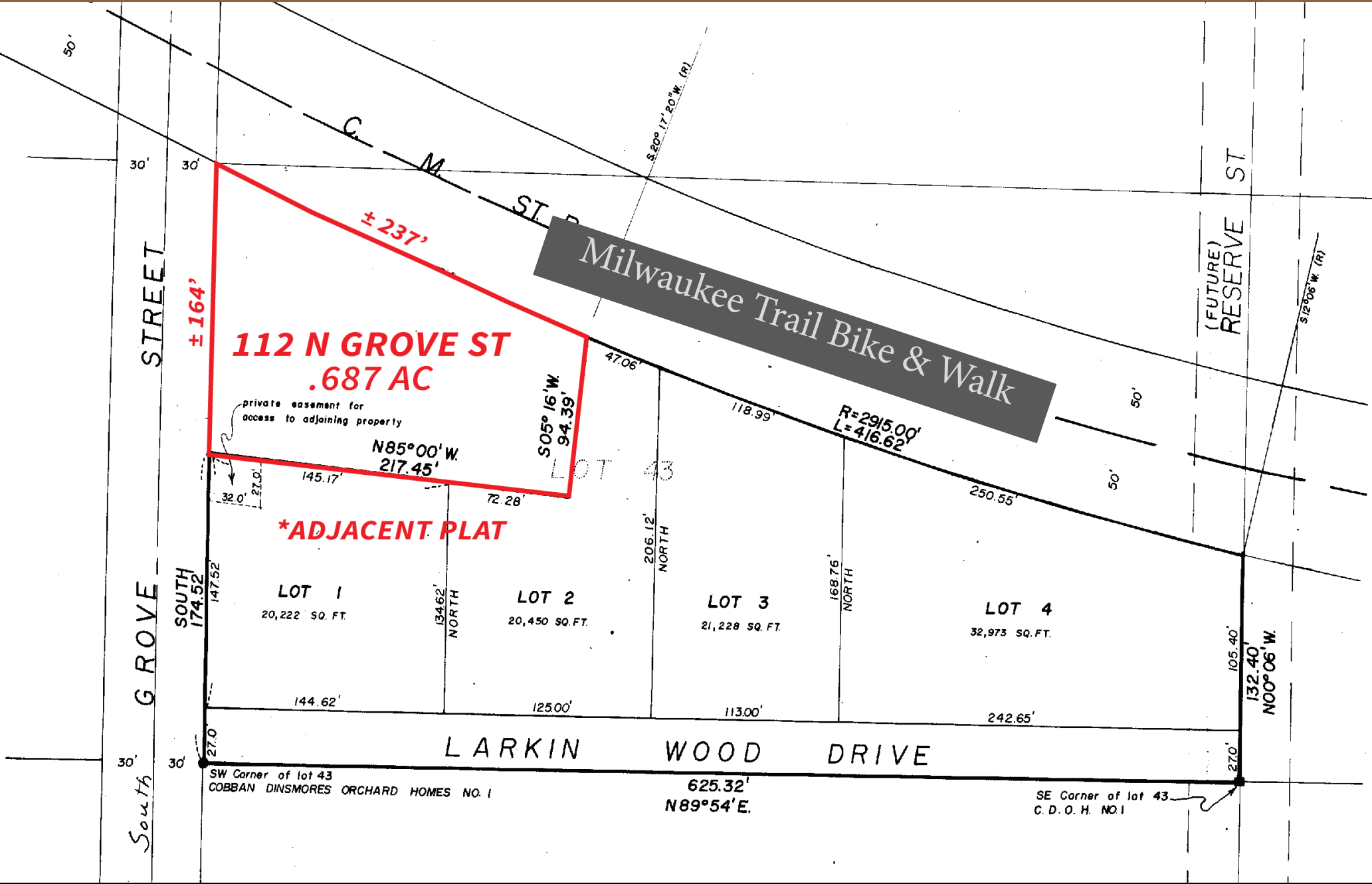
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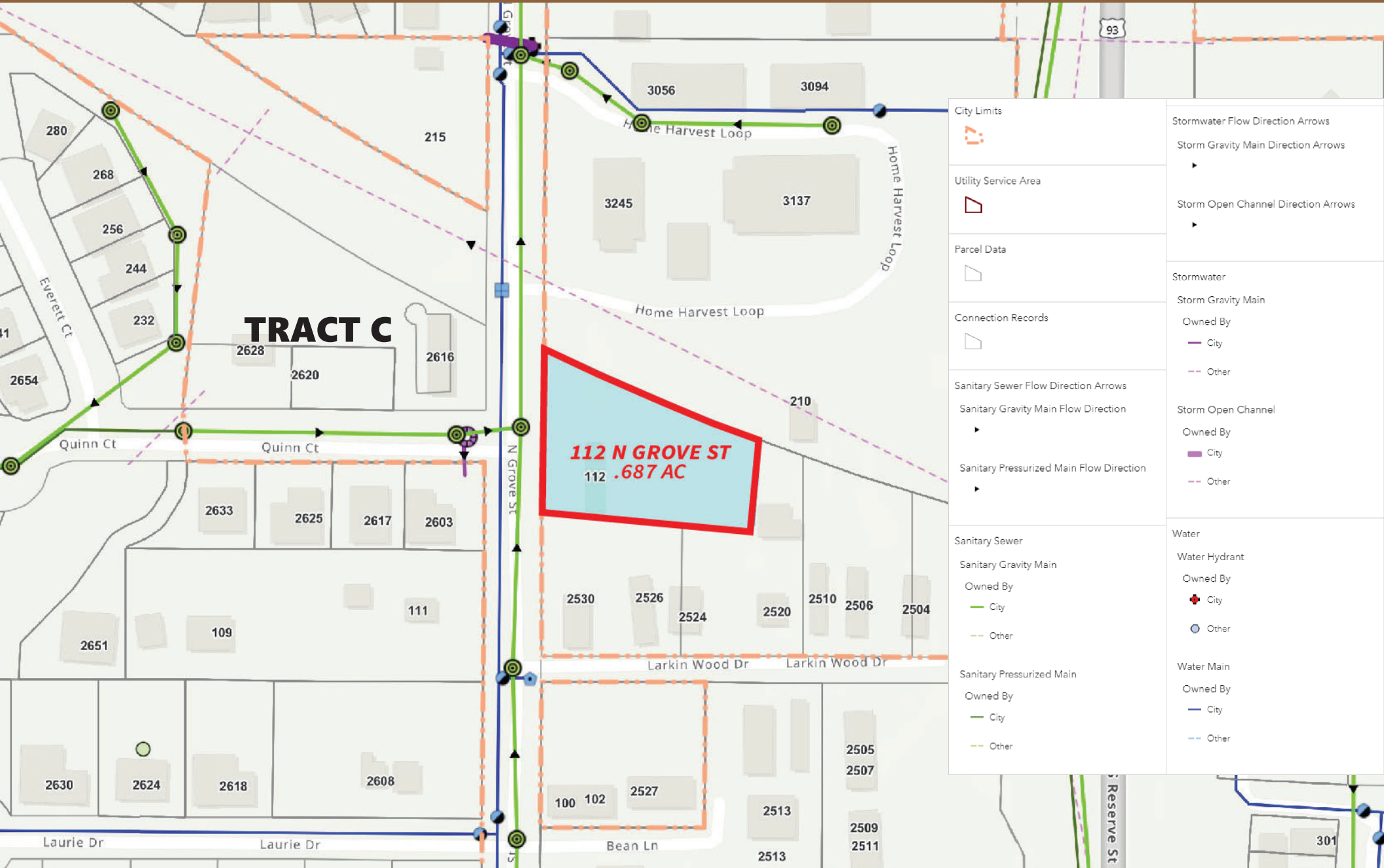
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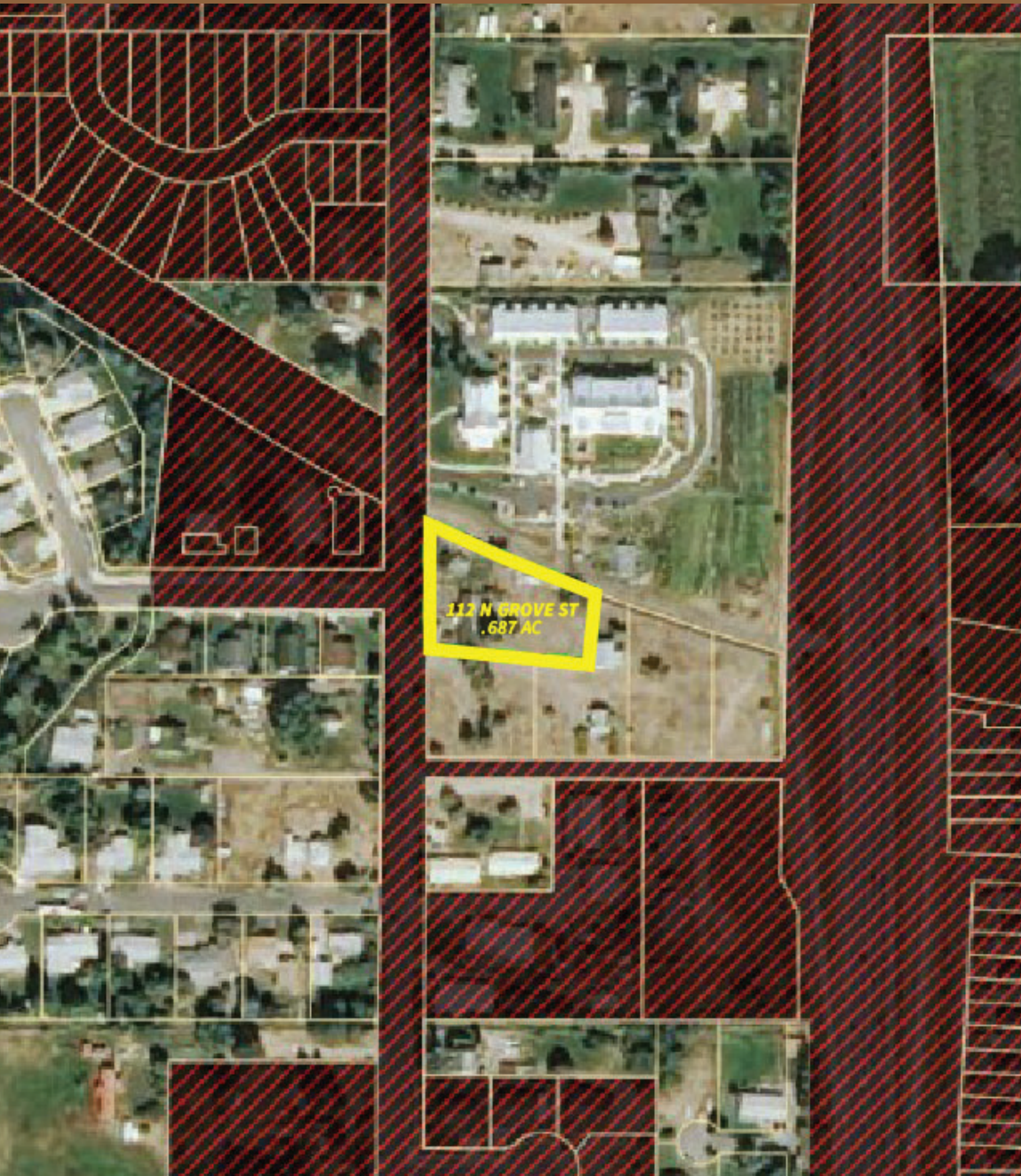
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**OUTSIDE CITY LIMITS -
NO CITY ZONING JUST LAND USE
REGULATIONS PER PAGE 5.**



PUBLIC CITY SEWER & WATER MAP





Elevation Certificates Available



Floodplain

City of Missoula Floodplain Not Shown - Contact 406-552-6625

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.

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Commercial & Development Specialist



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DISCLAIMER

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