

# MULTI-FAMILY INVESTMENT PROPERTY

TRIPLEX RESIDENTIAL BUILDING IN FRANKLIN TO THE FORT NEIGHBORHOOD



**COLDWELL BANKER  
COMMERCIAL**

DREW WARD WARNE  
ADVISORY GROUP

**2329 Fairview Ave  
Missoula, MT**

**Offered at \$650,000.00**

# OFFERING MEMORANDUM



2329 Fairview Avenue  
Missoula, Montana 59801



**Katie L. Ward**

**Broker - Owner**

(406) 596-4000

[katieward@cbcmt.com](mailto:katieward@cbcmt.com)



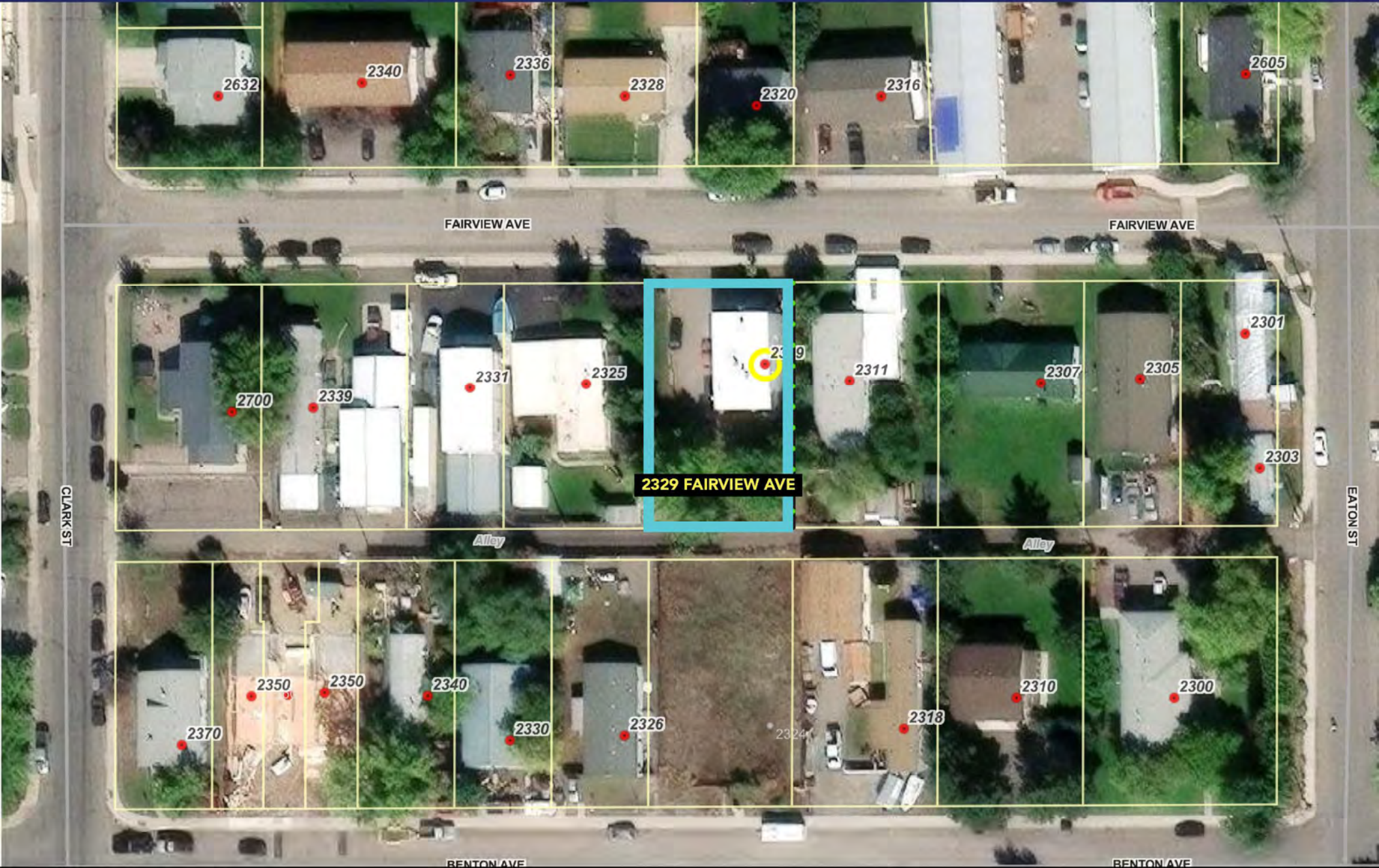
**Kelsey Ward**

**Sales Associate**

(406) 544-7772

[kelsey@cbcmt.com](mailto:kelsey@cbcmt.com)

# LOCATION AERIAL MAP



# PROPERTY OVERVIEW

**This charming triplex property in the Franklin to the Fort neighborhood is an excellent investment opportunity, with steady rental income and long-term tenants.** Centrally located just minutes from grocery stores, restaurants, shopping centers, and the Bitterroot Bike Trail offering a convenient commuting and recreation route through the core of Missoula. Comprised of three spacious 2-bed, 1-bath units, boasting large windows and natural sunlight, ample storage and shared washer/dryer facilities and additional storage in the basement. Each unit benefits from covered entrances, on-site designated parking spaces, direct access to a large shared backyard & covered patio. Mature landscaping enhances year-round curb appeal and privacy. There may also be opportunities to add density on the large lot, currently zoned as RM2.7 with a place type designation of Urban Residential High. **See associated docs for APOD (current & pro forma rent rolls with lease info) and additional information.**

## PROPERTY DETAILS

GEOCODE:	04-2200-32-3-32-09-0000
ZONING:	RM2.7 Residential Multi-Dwelling
LEGAL DESCRIPTION:	CARLINE ADDITION # 3, S32, T13 N, R19 W, BLOCK 47, LOTS 11 & 12 & CARLINE #1-LOT 13
LOT SIZE:	9,525 SF
BUILDING SIZE:	3,360 SF (3 UNITS + SHARED LAUNDRY/STOR./MECH.)
2024 PROPERTY TAXES:	\$6,770.52 - 184500 APN
CITY SERVICES:	Electric, Gas, Water, Sewer
NEIGHBORHOOD:	Franklin to the Fort
YEAR BUILT:	1960
CONSTRUCTION:	Concrete Foundation & Wood Frame/Joist/Beam
HEATING:	Central Air
APPLIANCES INCLUDED:	Fridge & Range - All Units Washer & Dryer - Shared

### **BUILDING AREA: 3,360 SF**

(3) Two-Bedroom One-Bath Units  
+ Shared Laundry/Mech./Storage  
- 1,120 SF per level  
- 8-ft wall heights



**\*See photos pages for additional unit features**

6-7 Off street dedicated parking spaces on asphalt paved parking lot with ample additional on-street parking



Units 1 & 2 feature two private entrances with direct outdoor access, one main front entrance with covered concrete stoop and a secondary direct outdoor entrance with covered stoop/deck.

Units are individually metered for electric and has a designated 50 gal water heater tank. Forced air heat is controlled separately through a central natural gas furnace (100,000 BTUs).

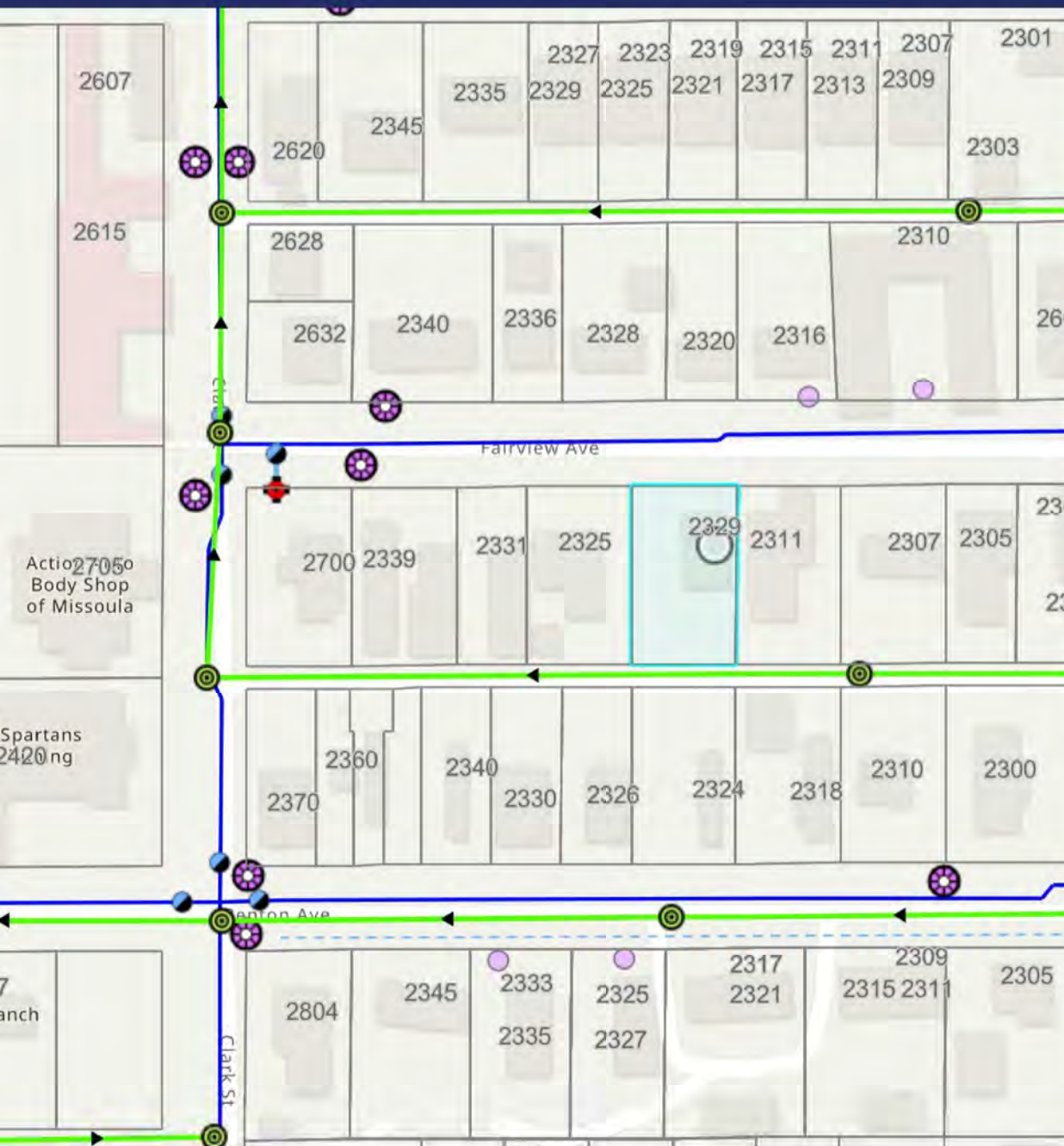
### RENOVATIONS:

2024 - Replaced Water Heater for One Unit

2023 - Roofing Updated w/ GAF Coating & New Flashing/Trims

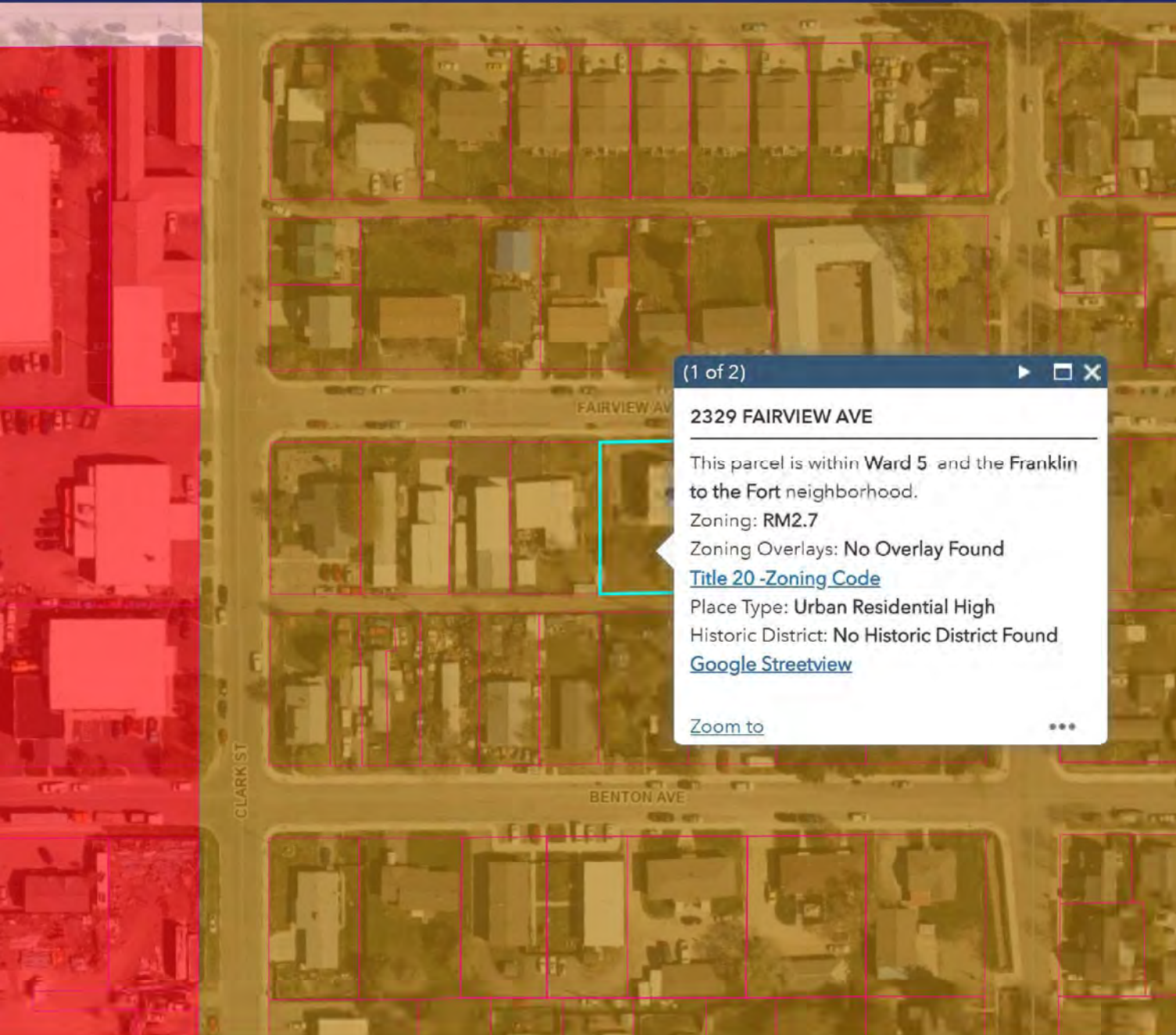
2017 - Deck Structure Reinforced  
- Refinished Wood Flooring in Unit 2





<b>City Limits</b> 	<b>Stormwater Flow Direction Arrows</b> Storm Gravity Main Direction Arrows  Storm Open Channel Direction Arrows 
<b>Utility Service Area</b> 	<b>Stormwater</b> Storm Gravity Main Owned By City Other
<b>Parcel Data</b> 	Storm Open Channel Owned By City Other
<b>Connection Records</b> 	<b>Water</b> Water Hydrant Owned By City Other
<b>Sanitary Sewer Flow Direction Arrows</b> Sanitary Gravity Main Flow Direction  Sanitary Pressurized Main Flow Direction 	Water Main Owned By City Other
<b>Sanitary Sewer</b> Sanitary Gravity Main Owned By City Other	
Sanitary Pressurized Main Owned By City Other	

# ZONING MAP



(1 of 2) ▶ □ ✕

**2329 FAIRVIEW AVE**

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This parcel is within **Ward 5** and the **Franklin to the Fort** neighborhood.

Zoning: **RM2.7**

Zoning Overlays: **No Overlay Found**























[Title 20 -Zoning Code](#)

Place Type: **Urban Residential High**

Historic District: **No Historic District Found**

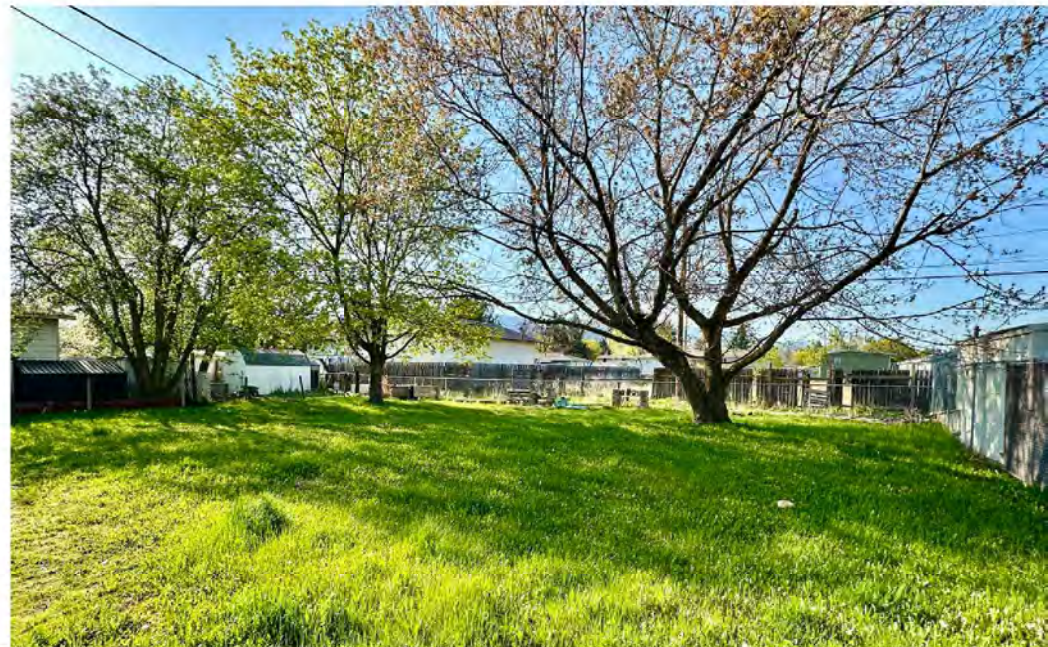
[Google Streetview](#)

[Zoom to](#) ⋮

-  R215
-  R40
-  R5.4
-  R8
-  R80
-  RMH
-  RM0.5
-  RM1-35
-  RM1-45
-  RM2
-  RM2.7
-  RT10
-  RT2.7
-  RT5.4
-  SD2
-  City Maintenance Facility
-  PUDs
-  PUD/CCV
-  SD/Mill Site - Sub H-1
-  SD/Pleasant View Homes No.2
-  SD/Hellgate - Neighborhood Edge
-  SD/Hellgate - Village General



# EXTERIOR



# UNIT #2 - 1,120 SF (2-beds / 1-bath)

- spacious living & dining
- ample storage closets
- abundant natural light

- charming interior built-ins with refinished flooring
- front covered private entry stoop into stairwell
- rear entry at fully covered large private deck capturing mountain views



# UNIT #2 - 1,120 SF

Level 2 (2-beds / 1-bath)

- spacious living & dining
- ample storage closets
- abundant natural light

- charming interior built-ins with refinished flooring
- front covered private entry stoop into stairwell
- rear entry at fully covered large private deck capturing mountain views



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Level 2 (2-beds / 1-bath)

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- charming interior built-ins with refinished flooring
- front covered private entry stoop into stairwell
- rear entry at fully covered large private deck capturing mountain views



# UNIT #1 - 1,120 SF

Level 1 (2-beds / 1-bath)

- spacious living & dining
- ample storage closets
- abundant natural light
- front & rear covered private entry stoops
- separated entry foyer with ample storage & closet



**UNIT #1 - 1,120 SF**  
Level 1 (2-beds / 1-bath)

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# UNIT #1 - 1,120 SF

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- ample storage closets
- abundant natural light
- front & rear covered private entry stoops
- separated entry foyer with ample storage & closet



**UNIT #B - 1,120 SF\***  
Basement (2-beds / 1-bath)

- open concept layout
- ample storage closets
- abundant natural light

- rear private entry door beyond shared laundry access door
- \*Area includes shared laundry, mechanical & storage (page 17)



# UNIT #B - 1,120 SF\*

Basement (2-beds / 1-bath)

- open concept layout
- ample storage closets
- abundant natural light

- rear private entry door beyond shared laundry access door
- \*Area includes shared laundry, mechanical & storage (page 17)



# SHARED LAUNDRY/STORAGE/MECHANICAL - BASEMENT LEVEL





# COLDWELL BANKER COMMERCIAL

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## KATIE L. WARD

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Commercial & Development Specialist

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## KELSEY WARD

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