



For Sale
\$1,350,000

Residential
Income Property,
Missoula, MT

Presented By:

JESSIE EAGEN

406.542.1811

jessie@jessieeagen.com



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Property Information

Section 1



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Investment Opportunity – Residential Income Portfolio in Prime Missoula Location Located in the heart of Missoula, Montana, this unique multi-property offering at 1629 & 1631 River Road presents a compelling opportunity for both investors and owner-users. The property combines stable in-place income with significant upside potential through rent growth and future improvements. The offering includes a well-maintained single-family residence at 1629 River Rd., featuring approximately 2,520 square feet with 3 bedrooms and 1 bathroom. The home offers generous living space, classic character, and includes a large detached garage/shop—ideal for storage, hobby use, or additional rental potential. Adjacent to the home are four side-by-side duplex buildings (eight total units) located at 1631 River Rd. Each unit consists of a 1-bedroom, 1-bath layout with approximately 800 square feet on the main level, plus a full 800 square foot unfinished basement. These basements provide excellent optionality for tenants (storage, flex space) and potential future value-add opportunities. The duplex units are older but have been well maintained, offering clean, functional layouts that appeal to Missoula’s strong rental base. The property is centrally located with convenient access to downtown Missoula, the University District, shopping, employment centers, and major transportation corridors. Value-Add Opportunity: Current rents are below market, presenting a clear path to increased cash flow. Conservative estimates suggest the ability to raise rents by at least \$100 per unit, with additional upside possible through light improvements or strategic repositioning.

OFFERING SUMMARY

Sale Price:	\$1,350,000
Number of Units:	9
Building Size:	5,107 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	259	1,400	6,320
Total Population	569	2,742	12,417
Average HH Income	\$69,069	\$66,432	\$67,984



PROPERTY DESCRIPTION

Investment Highlights: • 9 total residential units (1 single-family + 8 duplex units) • Strong in-place income with immediate upside • Large unit sizes relative to market comparables • Full basements in all duplex units for added utility and value • Detached shop/garage adds flexibility and potential income • Centrally located in one of Montana's most desirable rental markets This is a rare opportunity to acquire a scale residential asset in Missoula with both stability and meaningful upside potential.

*Please note: This property was recently purchased along with the 70 unit River City Trailer Park next door to it. The buyers are trailer park operators and do not want the house or duplex's as it does not go along with what they do. All the expenses from past years are lumped together with the trailer park so the only expenses we have for the house & duplex's is the taxes and insurance which is \$11,329 per year for taxes and \$7700 for insurance.

LOCATION DESCRIPTION

Positioned along River Road in Missoula, this multi-family investment benefits from a highly accessible and centrally connected location just west of Russell Street. The property offers efficient access to downtown Missoula, the University of Montana, and the broader Clark Fork River corridor, placing it within close proximity to major employment centers, recreation, and daily conveniences that drive consistent rental demand.

The surrounding area provides direct connectivity to the Reserve Street commercial corridor, Missoula's primary retail and service hub, offering tenants convenient access to shopping, dining, and essential services. In addition, the location allows for quick travel to key transportation routes, enhancing mobility throughout the city and to surrounding areas.

The Clark Fork River corridor, located just minutes away, adds meaningful lifestyle appeal with access to parks, trails, and outdoor recreation—an important amenity for Missoula renters. Combined with proximity to downtown and the University, the location supports a stable tenant base and long-term occupancy, making it well-suited for investors seeking dependable income in a proven rental market.

ADDITIONAL PHOTOS



Location Information

Section 2



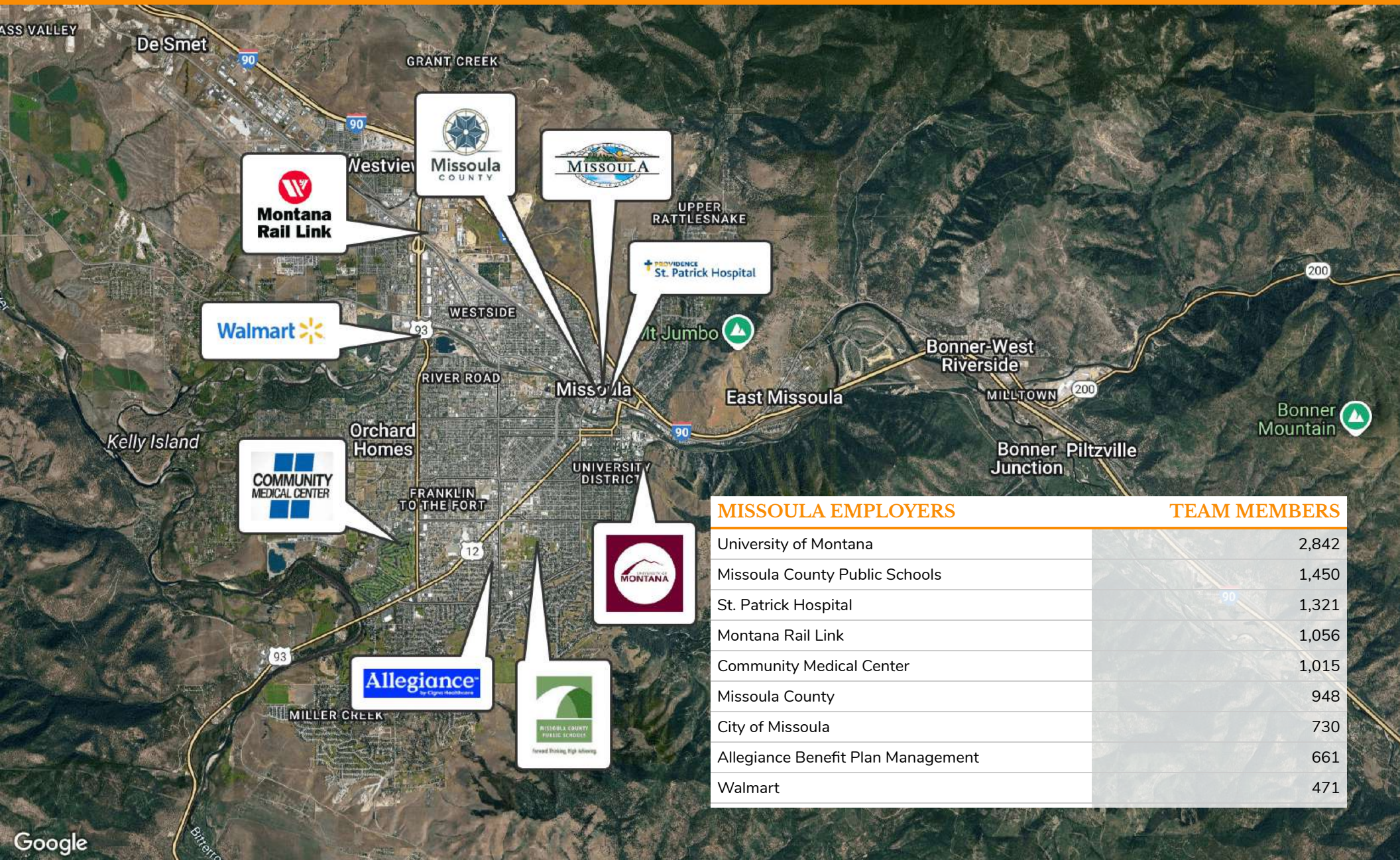
REGIONAL MAP



LOCATION MAP



MISSOULA EMPLOYERS



MISSOULA EMPLOYERS	TEAM MEMBERS
University of Montana	2,842
Missoula County Public Schools	1,450
St. Patrick Hospital	1,321
Montana Rail Link	1,056
Community Medical Center	1,015
Missoula County	948
City of Missoula	730
Allegiance Benefit Plan Management	661
Walmart	471

MT CITIES



Map data ©2025 Google
Imagery ©2025 NASA

Financial Analysis

Section 3



RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF
1629 River Road - Single Family Residence	3	1	2,520 SF	\$1,950	\$0.77
1631 River Rd D1	1	1	800 SF	\$850	\$1.06
1631 River Rd D2	1	1	800 SF	\$875	\$1.09
1631 River Rd D3	1	1	800 SF	\$950	\$1.19
1631 River Rd D4	1	1	800 SF	\$850	\$1.06
1631 River Rd D5	1	1	800 SF	\$900	\$1.13
1631 River Rd D6	1	1	800 SF	\$625	\$0.78
1631 River Rd D7	1	1	800 SF	\$850	\$1.06
1631 River Rd D8	1	1	800 SF	\$950	\$1.19
TOTALS			8,920 SF	\$8,800	\$9.33



RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF
AVERAGES			991 SF	\$978	\$1.04



Demographics

Section 4



DEMOGRAPHICS MAP & REPORT

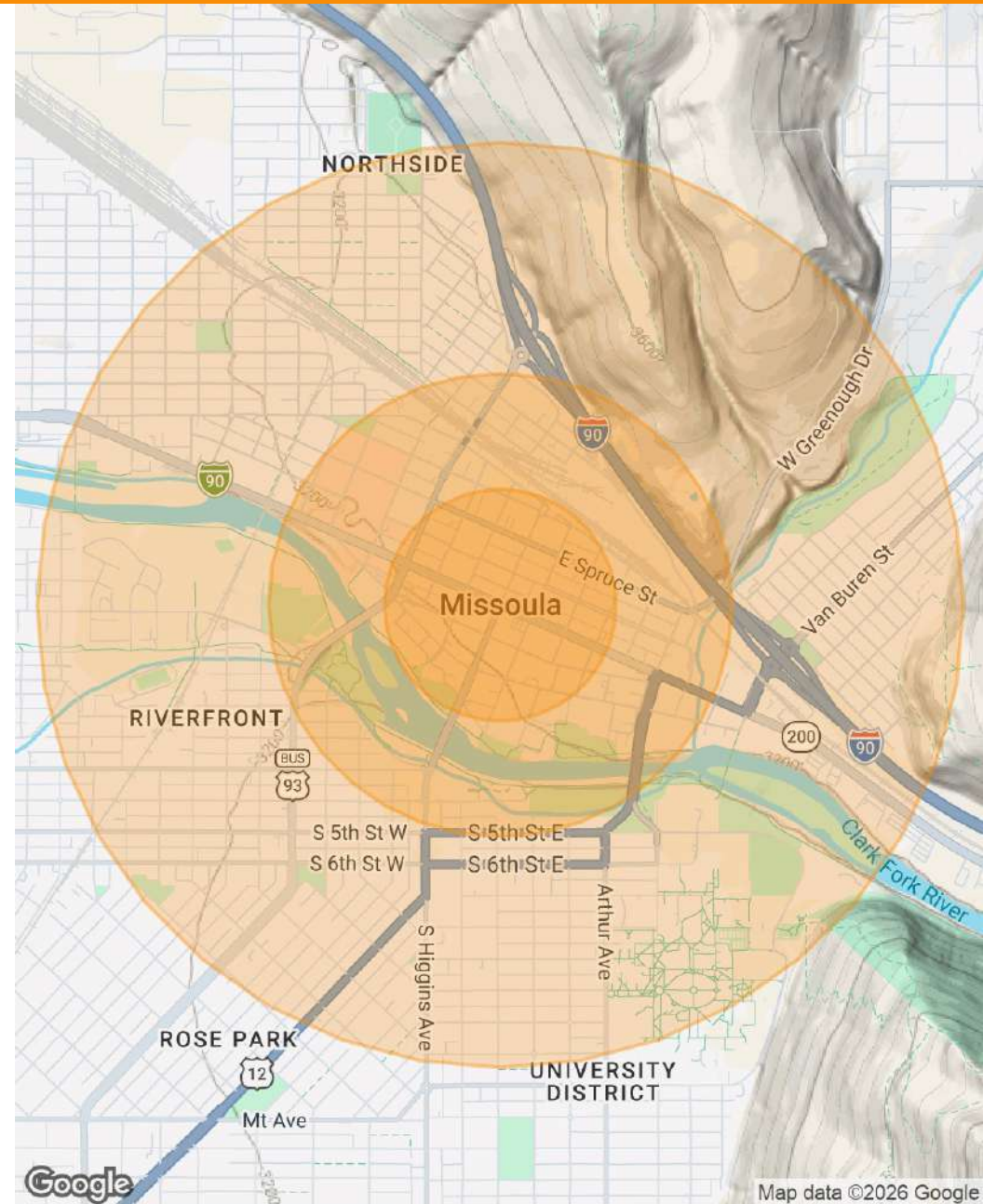
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	569	2,742	12,417
Average Age	32.5	33.4	33.4
Average Age (Male)	32.2	33.7	33.5
Average Age (Female)	33.2	33.6	34.4

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	259	1,400	6,320
# of Persons per HH	2.2	2.0	2.0
Average HH Income	\$69,069	\$66,432	\$67,984
Average House Value	\$340,088	\$370,532	\$363,094

2023 American Community Survey (ACS)



Advisor Bios

Section 5





JESSIE EAGEN

jessie@jessieeagen.com

Direct: 406.542.1811

PROFESSIONAL BACKGROUND

Jessie Eagen is one of the most seasoned and experienced Real Estate agents in the Missoula area. Surviving 32+ years in Montana real estate, with the economic twists and turns, has proven to be a great accomplishment for Jessie. Since his first house sale in 1993 for \$112,000, Jessie has remained focused and determined to be a leader in his field. He has combined his dedication and experience to make a giant footprint in the Residential, Commercial & Investment, and Flathead Lake markets the past 32 years and he continues to raise his personal bar to deliver excellence in every transaction.

Jessie has always been heavily involved in all aspects of real estate, from development of new multi-family projects, building spec homes, consulting on residential developments to buying and selling homes for himself. With his well-rounded experience in all areas of the industry, Jessie prides himself on being an aggressive negotiator with the foresight in knowing how to get the deal done. He's always looking for buyers and sellers, a real competitive advantage in the industry. He finds the right buyers, the right sellers, the right investors, the right property and he brings it all to you.

Jessie's personable and professional character allow him to build and maintain solid relationships, which explains why his business has grown mostly from referrals and repeat clients. He uses sound knowledge, cutting edge technology, tried wisdom, tenacity and a good amount of hustle to achieve the goals and expectations of his clients.

Jessie was born and raised in Great Falls, MT. After graduating from University of Montana with a Business degree, Jessie began his real estate career in 1992 and made Missoula home. Despite Jessie's busy schedule, he still finds time to spend with his loving family. He spends his time between his hometown of Missoula and his favorite place in the world, Flathead Lake.

Eagen Real Estate
101 E Front St Suite 304
Missoula, MT 59802
406.542.1811