

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 \$675,000.00

OFFERING MEMORANDUM



2329 Fairview Avenue
Missoula, Montana 59801



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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.

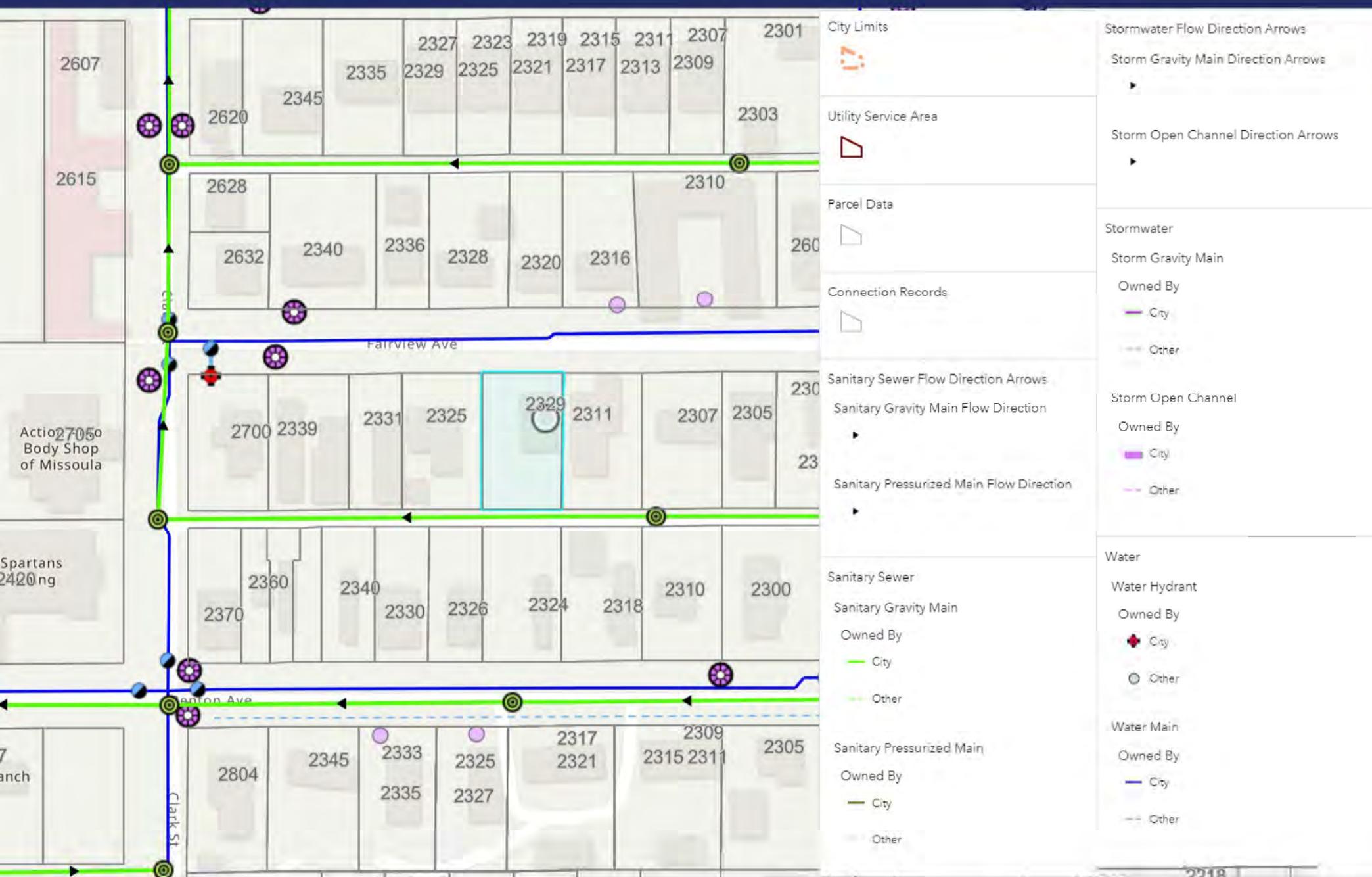
Units are individually metered for electric and has a designated 50 gal water heater tank. Forced air heat is controlled separately through a central natural gas furnace (100,000 BTUs).

RENOVATIONS:

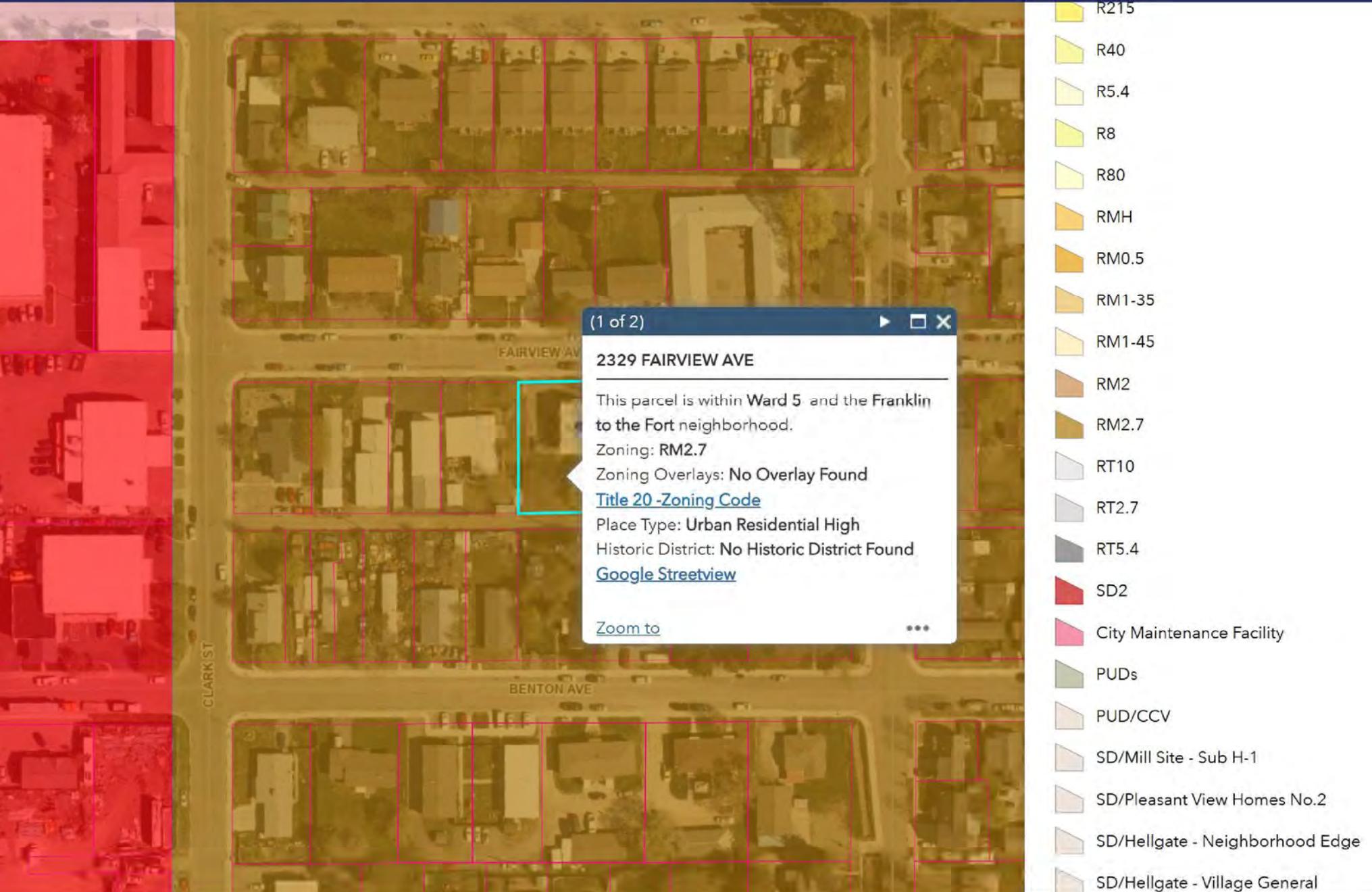
- 2024 - Replaced Water Heater for One Unit
- 2023 - Roofing Updated w/ GAF Coating & New Flashing/Trims
- 2017 - Deck Structure Reinforced
 - Refinished Wood Flooring in Unit 2



UTILITY MAP



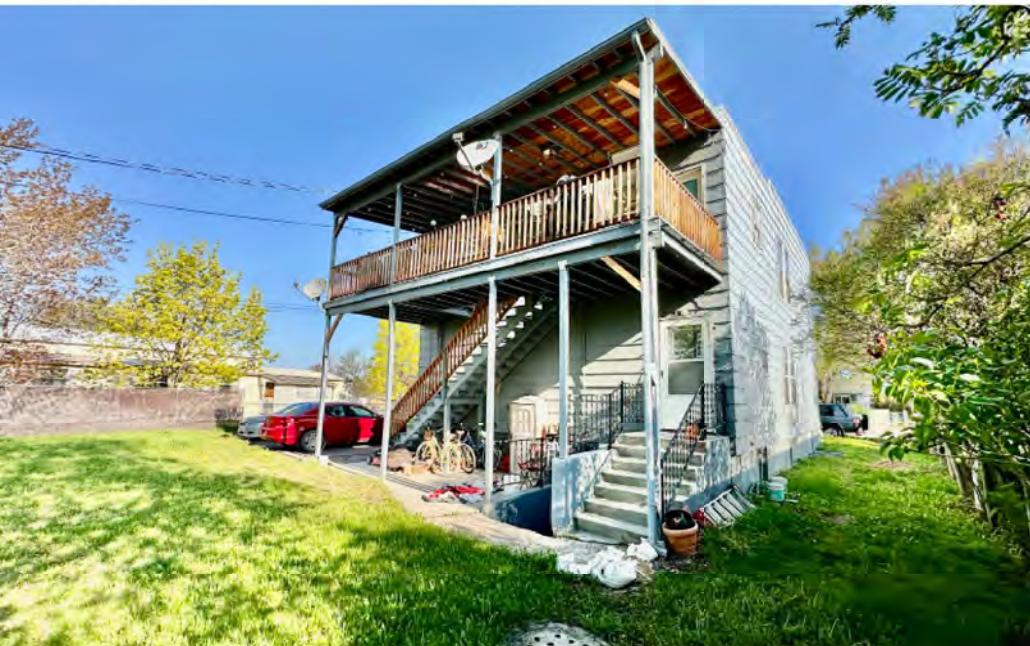
ZONING MAP



EXTERIOR



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
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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)

- spacious living & dining
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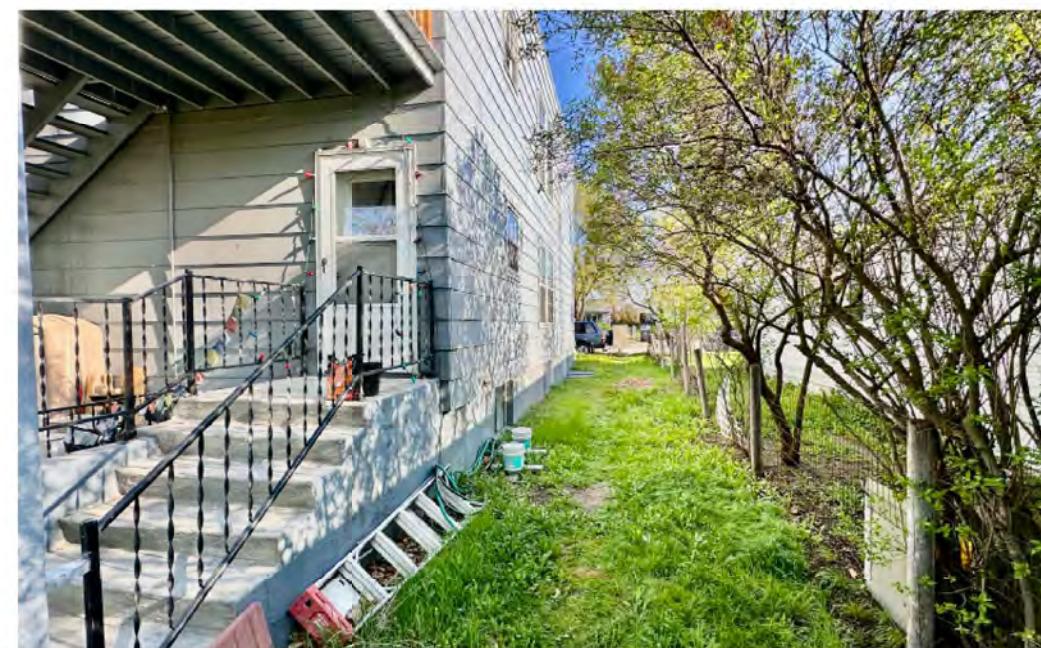


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UNIT #B - 1,120 SF*

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





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