

# 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



**Katie L. Ward**

**Broker - Owner**

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**Kelsey Ward**

**Sales Associate**

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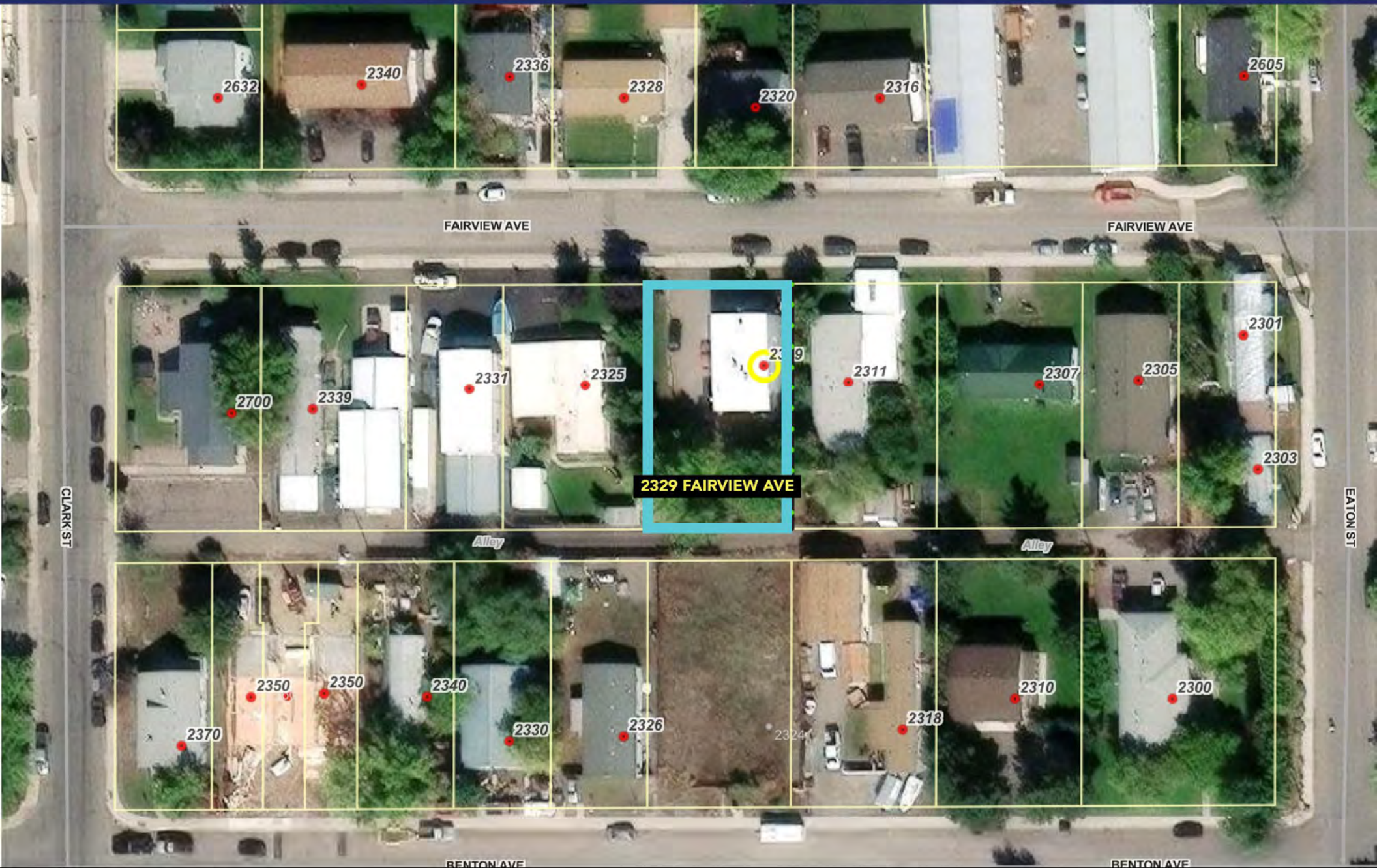
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# LOCATION AERIAL MAP



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# 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:**

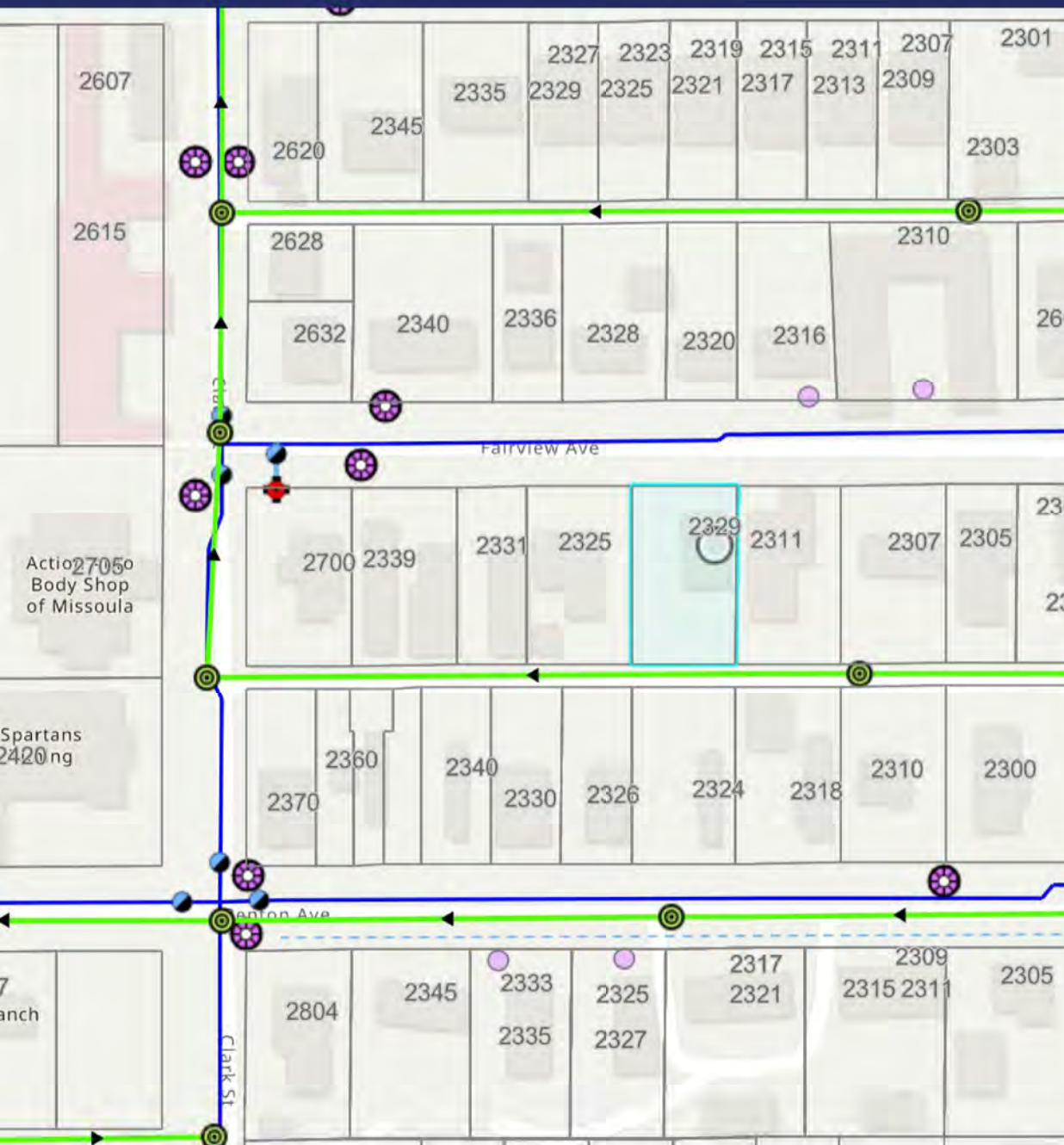
2024 - Replaced Water Heater for One Unit

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

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



# UTILITY MAP



City Limits



Utility Service Area



Parcel Data



Connection Records



Sanitary Sewer Flow Direction Arrows

Sanitary Gravity Main Flow Direction



Sanitary Pressurized Main Flow Direction



Sanitary Sewer

Sanitary Gravity Main

Owned By

City

Other

Sanitary Pressurized Main

Owned By

City

Other

Stormwater Flow Direction Arrows

Storm Gravity Main Direction Arrows



Storm Open Channel Direction Arrows



Stormwater

Storm Gravity Main

Owned By

City

Other

Storm Open Channel

Owned By

City

Other

Water

Water Hydrant

Owned By

City

Other

Water Main

Owned By

City

Other



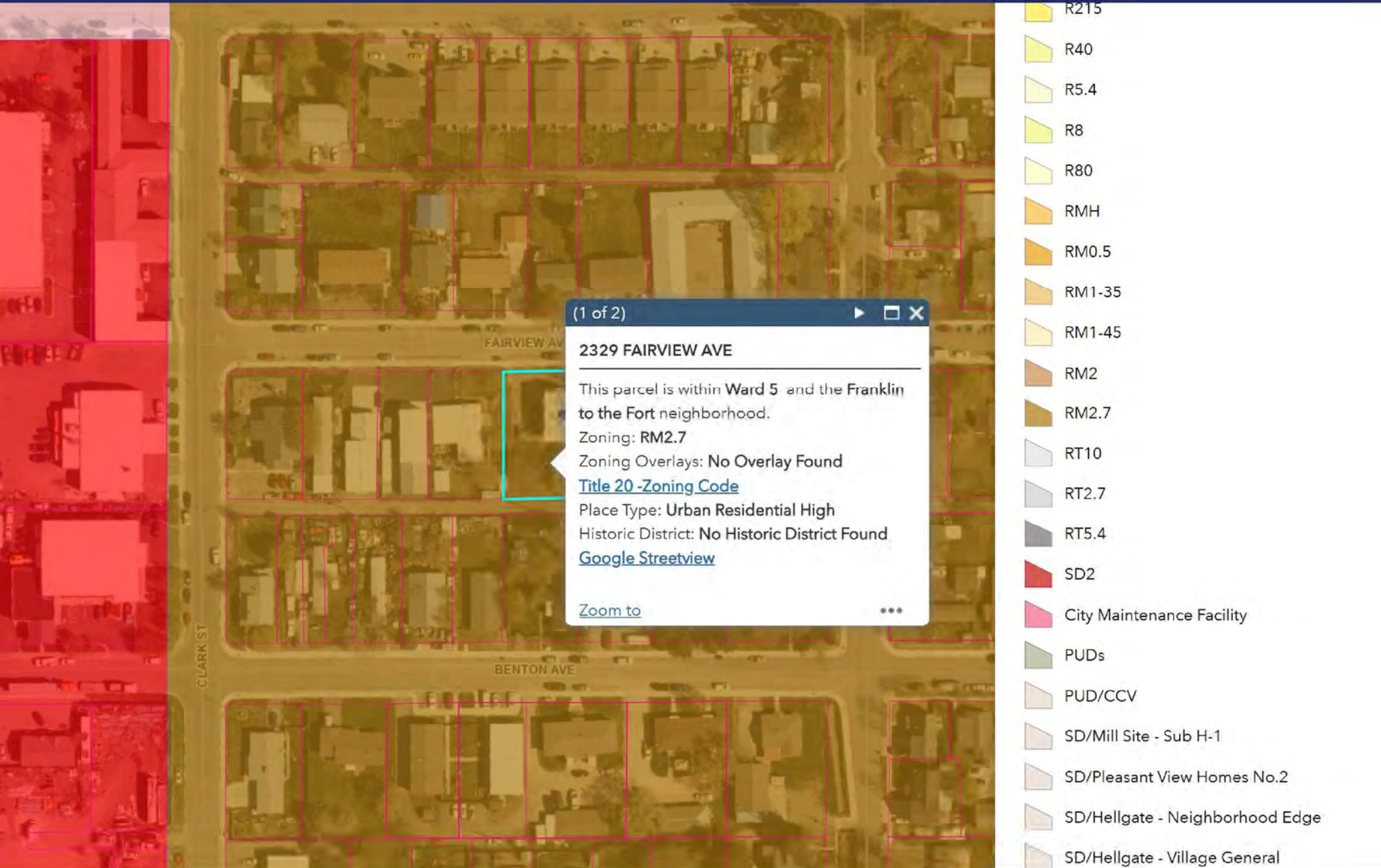
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# ZONING MAP









# EXTERIOR



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## 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)**

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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



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- abundant natural light

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- 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)



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# UNIT #B - 1,120 SF\*

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- open concept layout
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- 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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