

FOR SALE



813 CHARLO STREET

MISSOULA, MONTANA 59802 · 4-UNIT MULTIFAMILY

 SALE PRICE
\$989,000

 UNITS
4

 PRICE / UNIT
\$247,250

 BUILDING
±3,046 SF

PROPERTY OVERVIEW

Stabilized 2015-built 4-plex in Missoula's Northside neighborhood, offered on its own out of a larger portfolio. Each unit is a 2-bedroom, 1-bath layout of about 787 SF. The building is professionally managed, tenants pay a monthly utility reimbursement, and the property has off-street parking and green space close to downtown, shopping and transit.

PROPERTY HIGHLIGHTS

- 4 units — all 2 bed / 1 bath, ±787 SF
- Built 2015, modern construction
- Professionally managed
- Tenant utility reimbursement
- Current rent \$1,395 per unit (MLS)
- Off-street parking and green space
- Laundry hookups
- Northside — close to downtown Missoula

Showings by appointment through the listing broker, coordinated with property management and tenants. Rent and lease information to be confirmed in due diligence. Information has been provided from sources deemed reliable but is not guaranteed. Buyer or tenant to verify all information to its own satisfaction.

SCOTT BLUMFIELD

BROKER/OWNER · LIC. RRE-RBS-LIC-16312

406-750-0276 · scott@catalyst-cre.com

CATALYST COMMERCIAL REAL ESTATE SERVICES

21 3rd Street N, Suite 5A, Great Falls, MT 59401

MLS #30050271



NORTHSIDE MISSOULA



UNIT LIVING / KITCHEN



UNIT KITCHEN



UNIT BATH

PROPERTY DETAILS

ADDRESS	813 Charlo Street
CITY / COUNTY	Missoula / Missoula County, MT
LEGAL DESCRIPTION	Charlo Street Townhomes, Unit 3
SECTION / TWP / RNG	S16, T13N, R19W
GEOCODE	04220016108255003
ASSESSOR NUMBER	0415331001
YEAR BUILT	2015
LOT AREA	±0.065 AC / 2,831 SF
MLS NUMBER	30050271

SALE PRICE	\$989,000
PRICE PER UNIT	\$247,250
PRICE PER SF	\$324.69
UNITS	4
UNIT MIX	4 × 2 bed / 1 bath
BUILDING AREA	±3,046 SF
CURRENT RENT	\$1,395 / unit / mo
FOUNDATION	Poured concrete
2024 REAL ESTATE TAXES	\$7,150.02

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