

\$3,550,000 - 3760 Mullan Road, Missoula

MLS® #30038674

\$3,550,000

Bedroom, Bathroom, 8,507 sqft
Commercial Sale on 1.67 Acres

HALLING FARMS, Missoula, MT

Solid NNN Income Property: all leases are long term NNN leases.

Introducing Mullan Crossing, a cutting-edge office building poised for success in the heart of a dynamic commercial district. This newly constructed, two-story masterpiece offers a total of 9700 +/- square feet of premium, customizable space, promising a strategic investment for businesses seeking a blend of sophistication and functionality.

Building was designed as 4 separate office condominium's. The main level is fully leased with 2 long term tenants. The remaining upper floor two suites are a shell waiting for your design. If one wants they could buy the whole building while utilizing the upper floor for their own use and take advantage of the lower level income to offset costs. Or one could lease the upper floor as well and enjoy the whole building as a great income property.

Advantages of owning NNN leased properties:

- * Landlords receive a consistent income stream because tenants are responsible for property taxes, insurance, and maintenance costs, reducing the landlord's financial burden.

- *Landlords don't have to worry about day-to-day property management, maintenance, or unexpected expenses, which can be passed on to the tenant.



*NNN leases often involve long-term agreements, which can lead to stable and reliable income for an extended period.

*NNN leases are seen as lower-risk investments, as the tenant takes on more of the property's financial obligations.

Attracts High-Quality Tenants:

*NNN leases are often attractive to creditworthy tenants, reducing the risk of default.

Easier to Manage:

*Landlords can focus on other aspects of their business, as the tenant handles most of the property management and maintenance.

Positioned north of Mullan Rd and west of Reserved St, just off Clark Fork Ln, Mullan Crossing offers unbeatable accessibility in a thriving commercial district. Completed in summer 2023, this new construction boasts modern amenities, energy efficiency, and a professional atmosphere.

Elevate your business to new heights at Mullan Crossing. Whether you're a start-up looking for a fresh beginning or an established enterprise seeking a strategic relocation, this property is your canvas to unlock your business's full potential. Act now to schedule a tour and secure your place in this premium office condo. Your ideal workspace awaits.

Key Features:

Strategic Location: Strategically positioned north of Mullan Rd and west of Reserved St, just off Clark Fork Ln, Mullan Crossing ensures unbeatable accessibility in a thriving commercial hub. This prime location positions your business for success, surrounded by a vibrant community of enterprises.

Modern Amenities: Completed in the summer of 2023, Mullan Crossing is equipped with state-of-the-art amenities that define contemporary office spaces. Large windows flood the interior with natural light, creating an inviting and productive atmosphere for your team.

Exclusive Private Entrance: Make a statement with an exclusive private entrance that adds a touch of prestige to your business. Impress clients and collaborators from the moment they step into the building.

Abundant Parking: Convenience is key, and Mullan Crossing delivers with ample parking space. Your clients and employees will appreciate the ease of access, ensuring a seamless experience every time.

Ready for Immediate Use: Suites C & D, 5000sqft (upstairs) offer a blank canvas for customization allowing you to tailor the space to your exact specifications.

Built in 2023

Essential Information

MLS® #	30038674
Price	\$3,550,000
Square Footage	8,507
Acres	1.67
Year Built	2023
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	3760 Mullan Road
Subdivision	HALLING FARMS

City	Missoula
County	Missoula
State	MT
Zip Code	59808

Amenities

Utilities	Cable Available, Electricity Available, Phone Available
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Exterior

Lot Description	1.67
Construction	Wood Frame
Foundation	Poured

Additional Information

Date Listed	January 6th, 2025
Days on Market	176
Zoning	Commercial