

\$1,106,207 - 3760 Mullan Road B, Missoula

MLS® #30038678

\$1,106,207

Bedroom, Bathroom, 2,630 sqft
Commercial Sale on 1.67 Acres

HALLING FARMS, Missoula, MT

Mullan Crossing Office Condo: Investment Property

Suite B at Mullan Crossing is leased to a great long term tenant. Lease is a 5 year NNN lease with 1 option renew. Monthly income is \$5479.17. 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.

Property Highlights:

This exquisite 2,630sqft office condominium at Mullan Crossing. Located on the 1st floor of Building #2, featuring 7 private offices, large reception area, break room, and a spacious work area.

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.

Key Features:

- Private Entrance: Impress clients with an exclusive entrance.
- Ample Parking: Hassle-free parking for you and your visitors.

Highlights:

- Total Space: 2,630 sqft
- Impeccable New Construction by DAC
- Large windows for natural lighting
- Exclusive Private Entrance
- Abundant Parking
- Ready for Immediate Use

Elevate your business in a premium location. Contact us now to tour Mullan Crossing and unlock your business's potential. Your ideal office condo awaits.

Built in 2023

Essential Information

MLS® #	30038678
Price	\$1,106,207
Square Footage	2,630
Acres	1.67
Year Built	2023
Type	Commercial Sale
Sub-Type	Building
Status	Active

Community Information

Address	3760 Mullan Road B
Subdivision	HALLING FARMS
City	Missoula
County	Missoula
State	MT
Zip Code	59808

Exterior

Foundation	Poured
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Additional Information

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