

# \$893,390 - 3760 Mullan Road C, Missoula

MLS® #30038680

**\$893,390**

Bedroom, Bathroom, 1,879 sqft  
Commercial Sale on 1.67 Acres

HALLING FARMS, Missoula, MT

**\*\*Mullan Crossing\*\*** 1879 sqft For Sale office condominium space for on the 2nd floor of Building #2. Located north of Mullan Rd and west of Reserved St just off Clark Fork Ln. New construction to be completed this summer 2023. Includes private entrance and plenty of parking. Consider this a blank canvas as you may design your space as you want it and we will deliver it turn key. \*Pricing subject to change based on your desired level of finish and/or unforeseen construction cost increases prior to finish 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 1879sqft office condominium at Mullan Crossing. Located on the 1st floor of Building #2.

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.

Built in 2023

### **Essential Information**

|                |                 |
|----------------|-----------------|
| MLS® #         | 30038680        |
| Price          | \$893,390       |
| Square Footage | 1,879           |
| Acres          | 1.67            |
| Year Built     | 2023            |
| Type           | Commercial Sale |
| Sub-Type       | Building/Land   |
| Status         | Active          |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 3760 Mullan Road C |
| Subdivision | HALLING FARMS      |
| City        | Missoula           |
| County      | Missoula           |

|          |       |
|----------|-------|
| State    | MT    |
| Zip Code | 59808 |

**Amenities**

|           |                                                         |
|-----------|---------------------------------------------------------|
| Utilities | Cable Available, Electricity Available, Phone Available |
|-----------|---------------------------------------------------------|

**Exterior**

|                 |            |
|-----------------|------------|
| Lot Description | 1.67       |
| Construction    | Wood Frame |
| Foundation      | Poured     |

**Additional Information**

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