

\$525,000 - 1725 Cooper Street, Missoula

MLS® #30041759

\$525,000

4 Bedroom, 3.00 Bathroom, 2,430 sqft

Residential on 0.13 Acres

N/A, Missoula, MT

Welcome to 1725 Cooper Street, a versatile investment opportunity in the heart of Missoula. Located within the Missoula Redevelopment Agency's Urban Renewal District II, this multi-family property offers immediate rental income, future development potential, and a prime location.

Spanning a 5850 sq. ft. lot, this property consists of two dwellings: a duplex in the front and a detached studio in the back, providing multiple rental streams and significant potential.

Main Unit has been recently updated and transformed into a short-term rental (VRBO), this 2-bed, 1-bath unit is modern, inviting, and income-producing. Lower Unit is a 1-bed, 1-bath unit with a stable long-term tenant, ensuring consistent monthly revenue. Detached ADU, 1-bed, 1-bath structure is in need of some TLC, but with vision and updates, it could serve as a guesthouse, additional rental, or personal retreat. With its versatile layout, the duplex could be converted back into a single-family home, allowing a homeowner to embrace the charm of a classic residence while enjoying urban amenities. For investors or developers, the property is primed for redevelopment, with included architectural plans for five stylish townhomes designed to cater to Missoula's modern urban lifestyle.

Nestled in one of Missoula's most



desirable areas, this property is just minutes from downtown, river trails, parks, restaurants, boutique shops, and entertainment venues. Whether you're an investor looking for immediate income, a homeowner seeking rental flexibility, or a developer ready to bring a vision to life, this property presents unmatched opportunity and potential.

This property is being sold as Lot 6 only, but Lot 5 can be purchased as part of a package deal for added opportunity and flexibility.

Lot 6 (5850sqft.) – Residential: Includes the existing multi-family property with rental income and redevelopment potential.

Full Package – Lots 5 & 6 (9750sqft.): Own both lots for maximum flexibility, combining residential and additional land for future use or expansion. MLS#30041768

Lot 5 (3900sqft.) – Land Only (No Living Structure): A prime piece of land ready for development, investment, or expansion. Don't miss this rare opportunity! MLS#30041798

Built in 1945

Essential Information

MLS® #	30041759
Price	\$525,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,430
Acres	0.13
Year Built	1945
Type	Residential
Sub-Type	Single Family Residence
Style	Other

Status Active

Community Information

Address 1725 Cooper Street
Subdivision N/A
City Missoula
County Missoula
State MT
Zip Code 59802

Interior

Appliances Dishwasher, Microwave, Range, Refrigerator
Heating Forced Air, Gas
Fireplace Yes
of Fireplaces 1
Basement Full

Exterior

Foundation Poured

Additional Information

Date Listed March 11th, 2025
Days on Market 199