

\$640,000 - 3760 Mullan Road A, Missoula

MLS® #30043625

\$640,000

Bedroom, Bathroom, 1,543 sqft
Commercial Sale on 1.67 Acres

N/A, Missoula, MT

****Mullan Crossing** Suite A - Income Property**
Take advantage of the great monthly income this property provides with a 10 year NNN lease in place. Monthly income is \$3471.75 per month with yearly rent escalators. Suite A is 1,879 sqft, leased and a for sale office condominium space for on the 1st 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. 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® #	30043625
Price	\$640,000
Square Footage	1,543
Acres	1.67
Year Built	2023
Type	Commercial Sale
Sub-Type	Building
Status	Active

Community Information

Address	3760 Mullan Road A
Subdivision	N/A
City	Missoula
County	Missoula
State	MT
Zip Code	59808

Exterior

Foundation	Poured
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Additional Information

Date Listed	March 17th, 2025
Days on Market	106
Zoning	Commercial