

\$2,950,000 - 813, 819, 825 Charlo Street, Missoula

MLS® #30045719

\$2,950,000

Bedroom, Bathroom, 9,138 sqft
Residential Income on 0.23 Acres

N/A, Missoula, MT

A rare opportunity to acquire a 12-unit multifamily portfolio located at 813, 819, and 825 Charlo Street in Missoula's Northside neighborhood. This offering includes three contiguous 4-plex buildings, providing both operational efficiency and long-term upside in a high-demand rental corridor. The portfolio generates strong annual gross income, supported by professional management and stable occupancy. Leases are staggered from March to August 2025, helping mitigate vacancy risk and ensuring reliable cash flow. Each building has been well-maintained and features on-and-off-street parking, green space, and convenient access to shopping, dining, and transit. The 2-bedroom, 1-bathroom units, each with 787 sq ft of living space, provide comfortable living in a desirable location. The portfolio offers in-place income and potential value-add opportunities through rent growth or future individual unit sales.

Built in 2015

Essential Information

MLS® #	30045719
Price	\$2,950,000
Square Footage	9,138
Acres	0.23
Year Built	2015
Type	Residential Income
Sub-Type	Quadruplex



Style	Modern
Status	Active

Community Information

Address	813, 819, 825 Charlo Street
Subdivision	N/A
City	Missoula
County	Missoula
State	MT
Zip Code	59802

Amenities

Features	Curbs, Sidewalks
Parking	On Street

Interior

Appliances	Dishwasher, Microwave, Refrigerator
Stories	Two

Exterior

Exterior Features	Balcony
Roof	Asphalt
Foundation	Poured

Additional Information

Date Listed	April 3rd, 2025
Days on Market	189
Zoning	Multi-Family