

\$4,590,000 - 2402-2418 Leo Avenue, Missoula

MLS® #30047263

\$4,590,000

Bedroom, Bathroom, 16,568 sqft
Residential Income on 1.14 Acres

N/A, Missoula, MT

This package of nine duplexes (18 total units) in a designated Opportunity Zone offers incredible potential for cash flow and long-term appreciation. Each unit features 2 bedrooms, 1.5 bathrooms, a detached garage, private laundry, and outdoor living space. Three units have been fully remodeled, and all buildings and garages have just been freshly painted, giving the property a clean, updated look. The condo declaration is complete and just needs final sign-off, giving you the freedom to continue operating as a multifamily rental or sell the units individually as condominiums. The highly flexible exit strategy makes this a smart play in any market. Located in a growing, high-demand area of Missoula with convenient access to shopping, schools, and transit, this property has strong tenant appeal and rental upside. Whether you're a buy-and-hold investor looking for steady returns or a developer ready to capitalize on the condo market, this asset checks every box.

Built in 2000

Essential Information

MLS® #	30047263
Price	\$4,590,000
Square Footage	16,568
Acres	1.14
Year Built	2000
Type	Residential Income



Sub-Type	Apartment
Style	Multi-Level, Tri-Level
Status	Active

Community Information

Address	2402-2418 Leo Avenue
Subdivision	N/A
City	Missoula
County	Missoula
State	MT
Zip Code	59808

Amenities

Utilities	Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Available
Parking	Additional Parking, On Street
# of Garages	1
Garages	Detached
View	Mountain(s), Residential

Interior

Appliances	Range, Refrigerator
Heating	Forced Air
Stories	Two
Basement	Crawl Space

Exterior

Roof	Asphalt
Construction	Wood Siding, Wood Frame
Foundation	Poured

Additional Information

Date Listed	April 25th, 2025
Days on Market	68
Zoning	Multi-Family