

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

MLS® #30047268

\$4,590,000

Bedroom, Bathroom, 16,568 sqft
Commercial Sale on 1.14 Acres

N/A, Missoula, MT

This rare offering includes nine well-maintained duplexes' total of 18 spacious 2 bed, 1.5 bath units, each with its own detached garage. This multifamily property is cash-flow ready with established tenants and strong rental history, making it ideal for both seasoned investors and those looking to expand their portfolio. What truly sets this property apart is its flexible exit strategy: the condo declaration has been completed and is simply awaiting final sign-off. This allows you to continue operating as a multifamily income property or sell the units off individually as condominiums, opening the door for significant profit potential through retail sales. Each unit offers a functional layout with open living spaces, private laundry, and outdoor patios or green space, enhancing tenant appeal and retention. The detached garages add further value, whether used for parking or extra storage. Located in a desirable, high-demand area with easy access to amenities, transit, and schools, this property provides both immediate income and long-term upside. Don't miss this unique opportunity to own a turn-key investment with built-in flexibility. Call today for a private tour or financials package.

Built in 2000

Essential Information

MLS® #	30047268
Price	\$4,590,000



Square Footage	16,568
Acres	1.14
Year Built	2000
Type	Commercial Sale
Sub-Type	Duplex
Status	Active

Community Information

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

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available
Parking	Additional Parking, On Street
View	Mountain(s), Residential

Interior

Heating	Forced Air, Gas
---------	-----------------

Exterior

Roof	Asphalt
Foundation	Poured

Additional Information

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