

\$617,000 - 6725 Butler Creek Road 9, Missoula

MLS® #30052455

\$617,000

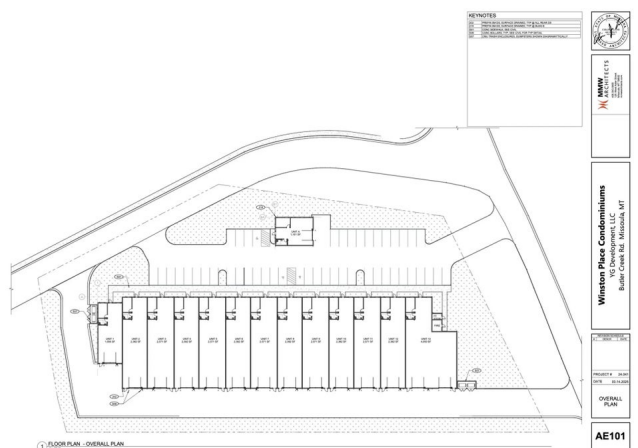
Bedroom, Bathroom, 2,571 sqft
Commercial Sale on 2.46 Acres

Winston Place Condominiums, Missoula, MT

UNDER CONSTRUCTION

Discover Winston Place Condominiums, a 14-unit mixed-use condo property located on Butler Creek Road in the thriving city of Missoula, MT. Buildings are steel constructed with an interior office and restroom. Offices are insulated, drywalled and painted with one window to the exterior, T-bar ceiling, baseboard and carpet tiles. Bathrooms will have a 4 FRP wainscot and LVT on floor. Each unit has heat with air conditioning in the office and bathroom. The building is insulated, and warehouse walls will be drywalled and fir-taped. Each unit has a manual roll up 12x14 canister door, individual electric meters and separate gas meters. Fire suppression is installed in the office and warehouse of each unit. UNDER CONSTRUCTION

A Rare Opportunity: 14 Flexible Warehouse Condominium Units in Missoula, Montana
In the heart of Missoula, Montana, a unique opportunity has emerged for both owner-occupiers and investors. A collection of 14 flexible warehouse condominium units are now available for purchase, offering a rare chance to own a business condominium in this vibrant city. The units range in size from 1,101 square feet to a generous 4,050 square feet, providing ample space for various business operations. Whether you need a compact space for a small-scale operation or a larger area for more extensive business activities, there's a unit that fits your requirements. One of the key advantages of these



warehouse condominium units is their location. Situated in Missoula, Montana, they offer easy access to the I-90 corridor and the Missoula International Airport. This strategic location makes it convenient for businesses to operate and thrive. Moreover, owning a business condominium offers numerous benefits. It provides control over your business environment and eliminates concerns about rent increases or lease terminations. It's an investment that not only gives you a physical asset but also contributes to your business's growth and stability.

For investors, these warehouse condominium units present an excellent investment opportunity. With the growing demand for flexible commercial spaces in Missoula, these units are likely to appreciate over time. Plus, they offer potential rental income if leased out to businesses.

Don't miss out on this unique opportunity to own a piece of Missoula's thriving business landscape. Whether you're an entrepreneur ready to take your business to the next level or an investor looking for a promising real estate venture, these warehouse condominium units are worth considering.

Conceptual drawing, final finishes and features may vary upon completion.

Essential Information

MLS® #	30052455
Price	\$617,000
Square Footage	2,571
Acres	2.46
Type	Commercial Sale
Sub-Type	Condominium
Status	Active

Community Information

Address	6725 Butler Creek Road 9
Subdivision	Winston Place Condominiums
City	Missoula
County	Missoula
State	MT
Zip Code	59808

Amenities

Parking	Additional Parking
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Interior

Heating	Forced Air
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Exterior

Construction	Metal Siding
Foundation	Poured

Additional Information

Date Listed	June 20th, 2025
Days on Market	121
Zoning	Commercial