

\$3,375,000 - 3000 St Thomas Drive, Missoula

MLS® #30054602

\$3,375,000

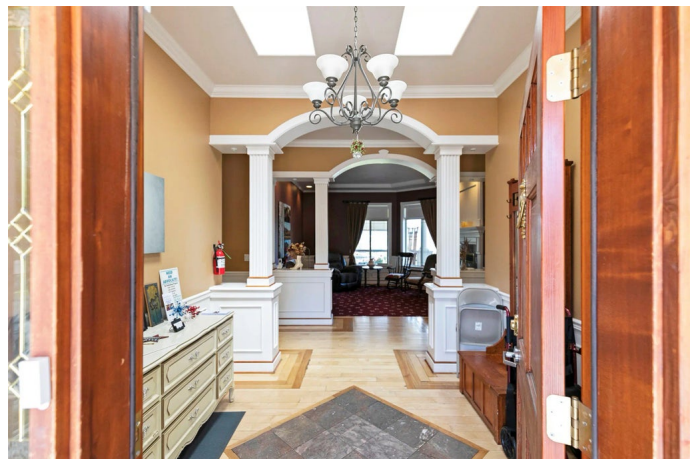
Bedroom, Bathroom, 9,556 sqft
Commercial Sale on 1.84 Acres

N/A, Missoula, MT

Exceptional Investment or Owner-Operated Opportunity in the South Hills of Missoula – Assisted Living Business + Two-Home Property Package!

Located in the South Hills of Missoula, this rare dual-home offering presents a truly exceptional investment opportunity with multiple pathways to ownership and success. Whether you're a seasoned operator in the senior care industry or an investor looking to capitalize on Montana's flourishing real estate and healthcare sectors, this established and licensed assisted living business offers immediate income, long-term appreciation, and a turnkey operational framework.

This assisted living operation consists of two spacious, well-maintained residential homes (3000 St. Thomas and 3677 Brandon Way) licensed for assisted living and built to provide a warm, home-like setting for residents. Located in one of Missoula's most desirable residential neighborhood areas, the properties benefit from both quiet surroundings and close proximity to hospitals, shopping, public services, and transit routes – ideal for residents and staff alike. This offering comes with two purchase options to accommodate a wide range of buyer interests: Option 1: Business-Only Purchase – \$975,000 See MLS #30054663 Long-term lease-back of the properties, allowing the buyer to generate immediate revenue without the upfront capital burden of real estate acquisition. Terms to be negotiated, an excellent path for new



operators or expansion-focused providers looking to enter the Missoula market. Option 2: Full Package Purchase â€” \$3,375,000 Includes both the business and real estate (two residential care homes) generating an estimated annual revenue of \$925,000 to \$950,000, with strong margins and consistent occupancy. This is ideal for investors seeking passive income and property appreciation in a high-demand sector.

Whichever option you choose, this is a rare chance to step into a highly reputable, operationally sound assisted living business with a loyal resident base and immediate cash flow and a long waiting list.

With a solid track record of excellence in care and regulatory compliance, the business is well-known in the local community and maintains consistently high occupancy rates. The current owner is available to assist with a smooth transition, and qualifications to operate are attainable by taking a straightforward certification test, ensuring a wide pool of potential buyers can step into this opportunity with confidence. This business has been carefully structured for operational efficiency, with strong staff retention, documented procedures, vendor relationships, and quality control systems. It can be managed hands-on or with remote oversight depending on buyer preference.

Opportunities like this are few and far between â€” a thriving, respected assisted living business paired with high-quality real estate in one of Montanaâ€™s strongest markets. With the choice of a business-only acquisition or a full real estate and business package, this offering is designed to work for a range of buyers â€” from seasoned investors to mission-driven entrepreneurs. Whether you envision managing the homes yourself, expanding your senior care business, or

securing long-term income through property ownership and leasing, this is a rare and flexible offering in a city poised for continued growth.

Built in 1998

Essential Information

MLS® #	30054602
Price	\$3,375,000
Square Footage	9,556
Acres	1.84
Year Built	1998
Type	Commercial Sale
Sub-Type	Building/Land
Status	Active

Community Information

Address	3000 St Thomas Drive
Subdivision	N/A
City	Missoula
County	Missoula
State	MT
Zip Code	59803

Exterior

Foundation	See Remarks
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Additional Information

Date Listed	July 25th, 2025
Zoning	Residential