

# **\$707,000 - 2329 Fairview Avenue, Missoula**

MLS® #30054687

**\$707,000**

Bedroom, Bathroom, 3,360 sqft  
Residential Income on 0.22 Acres

N/A, Missoula, MT

This charming triplex property in the Franklin to the Fort neighborhood is an excellent investment opportunity, with steady rental income and long-term tenants. Centrally located just minutes from grocery stores, restaurants, shopping centers, and the Bitterroot Bike Trail offering a convenient commuting and recreation route through the core of Missoula. Comprised of three spacious 2-bed, 1-bath units, boasting large windows and natural sunlight, ample storage and shared washer/dryer facilities with additional storage in the basement. Each unit benefits from covered entrances, on-site designated parking spaces, direct access to a large shared backyard & covered patio. Mature landscaping enhances year-round curb appeal and privacy. BUILDING AREA: 3,360 SF

- (3) Two-Bedroom One-Bath Units+ Shared Laundry/Mech./Storage
- 1,120 SF per level
- 8-ft wall heights

6-7 Off street dedicated parking spaces on asphalt paved parking lot with ample additional on-street parking. Units 1 & 2 feature two private entrances with direct outdoor access, one main front entrance with covered concrete stoop and a secondary direct outdoor entrance with covered stoop/deck. Each unit is individually metered for electric and has a designated 50 gal water heater tank. Forced air heat is controlled separately through a central natural gas furnace (100,000 BTUs).



## RENOVATIONS:

2024 - Replaced Water Heater for One Unit

2023 - Roofing Updated w/ GAF Coating &  
New Flashing/Trims

2017 - Deck Structure Reinforced & Refinished  
Wood Flooring in Unit 2

Built in 1960

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | 30054687               |
| Price          | \$707,000              |
| Square Footage | 3,360                  |
| Acres          | 0.22                   |
| Year Built     | 1960                   |
| Type           | Residential Income     |
| Sub-Type       | Triplex                |
| Style          | Multi-Level, Tri-Level |
| Status         | Active                 |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2329 Fairview Avenue |
| Subdivision | N/A                  |
| City        | Missoula             |
| County      | Missoula             |
| State       | MT                   |
| Zip Code    | 59801                |

## Amenities

|           |                                                                                                           |
|-----------|-----------------------------------------------------------------------------------------------------------|
| Utilities | Electricity Connected, Natural Gas Connected, High Speed Internet Available, Separate Meters, See Remarks |
| Parking   | See Remarks                                                                                               |
| View      | Mountain(s)                                                                                               |

## Interior

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | Walk-In Closet(s)                  |
| Appliances        | Dryer, Range, Refrigerator, Washer |
| Heating           | Forced Air, Gas                    |

|              |                    |
|--------------|--------------------|
| Stories      | Two                |
| Has Basement | Yes                |
| Basement     | Partially Finished |

**Exterior**

|              |                  |
|--------------|------------------|
| Roof         | Built-Up         |
| Construction | Wood Frame       |
| Foundation   | Poured, Basement |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 87              |
| Zoning         | See Remarks     |