

\$1,999,000 - 901 Ben Hogan Drive, Missoula

MLS® #30055052

\$1,999,000

Bedroom, Bathroom, 9,767 sqft
Residential Income on 7.83 Acres

N/A, Missoula, MT

Unlock the potential of this expansive 9,000 square foot residence and conforming duplex, strategically situated on 7.8 acres of scenic, subdividable land just minutes from downtown Missoula. With 8 bedrooms, 7 bathrooms, and a fully finished walkout lower level, this versatile property is primed for multi-family use, short-term or long-term rental income, or multigenerational living.

The home sits on a mountainside, offering breathtaking views of Western Montana. Multiple entrances and flexible floorplans allow for easy division into separate living quarters—ideal for duplex-style configurations. The walkout lower level has private access with an adjacent garage, making it a strong candidate for a standalone rental unit. Lower unit is currently staged and in use as a short term vacation rental. Turnkey furnishings included with sale. Beyond the home, 7.8-acre lot is zoned and prepped for further development. Two potential 2.5-acre building sites offer significant upside, whether you're planning to build additional residences, sell off parcels, or expand your portfolio. Investors will appreciate the development-ready acreage with infrastructure access, proximity to downtown Missoula, and a high-demand location with strong rental market dynamics. Whether you're looking to generate passive income, develop additional units, or hold for future appreciation, this property is a rare opportunity in one of Montana's most



desirable and fast-growing areas.

Built in 2002

Essential Information

MLS® #	30055052
Price	\$1,999,000
Square Footage	9,767
Acres	7.83
Year Built	2002
Type	Residential Income
Sub-Type	Duplex
Style	Multi-Level, Tri-Level
Status	Active

Community Information

Address	901 Ben Hogan Drive
Subdivision	N/A
City	Missoula
County	Missoula
State	MT
Zip Code	59803

Amenities

# of Garages	5
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Interior

Heating	Forced Air, Gas
Has Basement	Yes
Basement	Finished

Exterior

Foundation	Poured
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Additional Information

Date Listed	August 2nd, 2025
Days on Market	74