

\$597,000 - 53371 1st Avenue W, Charlo

MLS® #30057577

\$597,000

Bedroom, Bathroom, 3,464 sqft
Residential Income on 0.32 Acres

N/A, Charlo, MT

Investment Opportunity in Charlo! Rare chance to own four exceptionally well-maintained rental units - two duplexes, each on its own lot - for a total of four income-producing homes. All units feature 2 bdrms, open floorplans, in-unit washer/dryer, and attached single-car garages. The properties are surrounded by a beautiful lawn and mature trees for shade and privacy, with two units offering private back decks. A cornerstone of Charlo's rental market, these units have always maintained full occupancy through word-of-mouth and long-term tenants. With current rents below market and demand for housing strong, there's significant potential to increase returns. One unit has been fully renovated and is available for showings. Conveniently located within walking distance to all small-town amenities and the highly regarded Charlo K-12 school, this property offers exceptional flexibility - perfect for an owner-occupant or as a solid, stable investment along western Montana's Hwy 93 corridor. Two units have 1 bath each; two units have 1.5 baths. Both duplexes have newer roofs. Two units are approximately 750 SF each; two units are approximately 952 SF each. Each unit has its own electric meter. Each unit has its own address:

38639 2nd St. West

53371 1st Ave. West

38627 2nd St. West

38621 2nd St. West



Built in 1999

Essential Information

MLS® #	30057577
Price	\$597,000
Square Footage	3,464
Acres	0.32
Year Built	1999
Type	Residential Income
Sub-Type	Quadruplex
Style	Ranch
Status	Active

Community Information

Address	53371 1st Avenue W
Subdivision	N/A
City	Charlo
County	Lake
State	MT
Zip Code	59824

Amenities

Utilities	Electricity Connected, Separate Meters, Fiber Optic Available
Parking	Garage, Garage Door Opener
# of Garages	4
Garages	Detached
View	Mountain(s), Residential

Interior

Interior Features	Main Level Primary, Open Floorplan
Appliances	Dryer, Dishwasher, Range, Refrigerator, Washer
Heating	Wall Furnace
# of Stories	1
Stories	One
Basement	Crawl Space

Exterior

Exterior Features	Rain Gutters
Roof	Asphalt

Construction	Wood Frame
Foundation	Poured

Additional Information

Date Listed	October 10th, 2025
Days on Market	7