



3770 Mullan Road, Missoula, MT 59808

MLS #21812206

Prime North Reserve Commercial Location. 2 lots totaling 4.29 acres. At the intersection of Mullan Rd and Clark Fork Ln. Across the street from the Walmart Supercenter. Zoned as C-RR3 and C-C2. Currently has two residential rentals, month to month leases. Call Jessie Eagen at (406) 542-1811 or your real estate professional.

**Reports**

Property Type	Commercial	Listing Office	Eagen Real Estate License #:
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**Contract Data**

Property Sub-Type	Commercial	Listing Date	09/26/2018
Status	Pending	List Price	2,850,000
List Price/SqFt	1,235.91	Agent Owned	No
REO/Bank Owned	No	Short Sale	No

**General Property Description**

Square Feet Estimate	2000-3000	Total Sq. Ft.	2,306
Number Of Units	2	Lot Acres	4.29
Lot SqFt.	186,872	Waterfront	None

**Legal and Taxes**

Covenant	No	Zoning	C-RR3, C-C2
Taxes	5,107	Tax Year	2017
Assessor Number	0001732459 & 0002318906	Legal	HALLING FARMS, S18, T13 N, R19 W, Lot 1 & S18, T13 N, R19 W, TRACT IN SE4 NE4

**Location**

County	Missoula	City Limits	Yes
Directions	From downtown Missoula, head west on Broadway St. turn left on Mullan Rd, property is on right, at the intersection of Mullan Rd and Clark Fork Ln, northwest corner.	Geocode	04220018202130000

**Details**

<b>Terms Of Sale:</b>	Cash; Closing Entity; Conventional; Other: First American Title	<b>Sign:</b>	Sign On Property
<b>Offering:</b>	For Sale Bldg./Land; For Sale Land		

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