

Downtown Missoula Residential Investment Report 2021-2023

Name	Cost	# Units	Type	Sub-Type	Status	Developer
2023						
338 W. Alder St	\$13,000		Reroof	Renovation	Permitted	Rhino Roofing
329 N 2 nd St W	\$14,400		Reroof	Renovation	Permitted	Above The Rest Roofing
531 E Pine St	\$17,900		Reroof	Renovation	Permitted	Rhino Roofing
724 Gerald Ave	\$300,000		Remodel	Interior	Permitted	Koach Construction
338 W Alder St	\$13,000		Reroof	Renovation	Permitted	Rhino Roofing
531 E Pine St	\$18,900		Reroof	Renovation	Permitted	Rhino Roofing
501 N 2 nd St W	\$18,285		Reroof	Renovation	Permitted	Fisher Family Construction
521 S Orange St	\$58,277		Remodel	Garage Addition	Permitted	Dalton Construction
210-230 Old Mill Rd	\$241,117		Build	New Single Family Townhouse/Garage	Permitted	Edgell Building & Development
1170 Wyoming St	\$80,372		Build	New Single Family Townhouse/Garage	Permitted	Edgell Building & Development
436 S 3 rd St W	\$12,490		Build	Detached Garage	Permitted	Scariano Construction, Inc.
702 N 3 rd St W	\$24,750		Reroof	Renovation	Permitted	A & B Roofing Co.
527 E Pine St	\$17,000		Reroof	Renovation	Permitted	Rhino Roofing
508-A W Alder St	\$9,112		New ADU	Garage	Permitted	Gaddy Construction, LLC
535 Adams St	\$14,000		Reroof	Renovation	Permitted	Zeek's Roofing, LLC
347 S 3 rd ST W	\$60,000		Remodel	Garage Buildout	Permitted	Ayers Construction
TOTAL	\$912,603					

**Updated 1/1/2024 by JTH*

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Name	Cost (in millions)	# Units	Type	Sub-Type	Status	Developer
2022						
230 S. 6 th St. W: Hogan Senior Living	\$1,500,000	36	Age 55+ \$950- \$2K/month	Common spaces	Under Construction	Mike Robinson with MMW & Quality Construction
521 Hartman: Units 1-4	\$25,000		Reroof	Renovation	Permitted	Rhino Roofing
521 Hartman: Units 5-10	\$42,000		Reroof	Renovation	Permitted	Rhino Roofing
409 E. Pine	\$11,000		Reroof	Renovation	Permitted	New Horizons Roofing
427 E. Pine	\$55,000	1	ADU	New Unit	Permitted	Furlong Family
Old Sawmill District	\$703,000	7	Townhomes	New Build	Permitted	Edgell Development
329 E. Front: Parkside Apartments	\$20,000		Apartments	Renovation	Permitted	Five Valleys Restoration & Cleaning
201 S. 4 th St. West: porch & deck renovation	\$8,000		Triplex	Renovation	Permitted	Beyond Building
921 W. Spruce: patio, garage, shed renovation	\$23,000		Reroof	Renovation	Permitted	Rhino Roofing
333 & 401 E. Front	\$4.0M	12		New Build	Planning	MC Real Estate Development
537 E. Main	\$14,000		Reroof	Renovation	Permitted	Independent Roofing, LLC
311 W. Spruce	\$60,000		Duplex Renovation	Renovation	Permitted	Owner: Max Henshaw
716 W. Pine	\$16,000		New Siding	Renovation	Permitted	Light Roofing Limited
120 S. 4 th St. West: The Bab's	\$110,000		Reroof	Renovation	Permitted	Schrock Commercial Roofing
429 E. Spruce	\$7,400		Reroof	Renovation	Permitted	Doug Miller Construction
533 N. 2 nd St. West	\$10,000		Reroof	Renovation	Permitted	Reve Exteriors
TOTAL	\$6.6M	56				

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2021						
Sleepy Inn Motel	1.1	34	Residential	Non-congregate shelter for covid+	Secondary Use	City of Missoula
Villagio	36.5	200	Residential	Apartments	In Construction	Missoula Housing Auth.
Clay Street Micro Apartments	.665	22	Residential	Apartments	Completed	University Ave Developers LLC
Good Habit Apartments	.250	11	Residential	Apartments	Completed	Owner
Trinity Apts. **	24.00	202	Residential	Apartments	In construction	Headwaters Construction
Westside Villages		24	Residential	Apartments	In Planning	Westside Villages LLC
TOTAL 2021	\$66M	303				

**The Downtown real estate market is constantly changing. Data is updated regularly, but not guaranteed to be accurate. Information from City of recorded and issued permits.*

*** Outside of immediate core.*

Last updated 12/20/2022 by LKM