

CENTURY 21[®]

Peak Properties



WINSTON PLACE CONDOMINIUMS

6725-6745 BUTLER CREEK ROAD
MISSOULA, MT 59808

Contact:

Shannon Lukes

CCN Commercial Specialist

Phone : 406-239-0105

License: RRE-RBS-LIC-98667MT

Email : shannon@shannonlukes.com

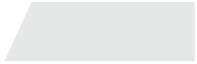


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PROPERTY INFO:

SALE \$350K-\$950K
LEASE \$13.50-\$15.50

■ **PROPERTY ADDRESS:**
6725-6745 BUTLER CREEK ROAD
MISSOULA, MT 59808

■ **YEAR BUILT:**
2026

■ **PROPERTY SIZE**
14 UNITS

■ **LAND SIZE**
2.46 ACRES

WINSTON PLACE CONDOMINIUMS

PROPERTY OVERVIEW

SUMMER MOVE IN
FOR SALE OR LEASE

Discover Winston Place Condominiums, a 14-unit mixed-use condo property located on Butler Creek Road in the thriving city of Missoula, MT. Buildings are steel constructed with an interior office and restroom. Each unit has heat with air conditioning in the office and bathroom. The building is insulated, and warehouse walls will be drywalled and fir-taped. Each unit has 30 ft clear height, a manual roll up 12x14 canister door, individual electric meters and separate gas meters. Fire suppression is installed in the office and warehouse of each unit.

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MISSOULA MT 59808

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DETAILED PROPERTY DESCRIPTION

Address	6725-6745 Butler Creek Road				
Unit	Unit 1	Unit 2,4,6,8,10,12	Unit 3,5,7,9,11	Unit 13	Bld 2
PURCHASE PRICE	\$430,000	\$572,000	\$617,000	\$950,000	\$350,000
NNN LEASE PRICE	\$15.50	\$14.50	\$14.50	\$13.50	\$15.50
Building Size SF	±1556	±2382	±2571	±4050	±1101
CAM MONTHLY	\$305.76	\$459.29	\$502.60	\$787.36	\$196.84
Build Out	±240 SF Office with restroom				

In the heart of Missoula, Montana, a unique opportunity has emerged for both owner-occupiers and investors. A collection of 14 flexible warehouse condominium units are now available for purchase, offering a rare chance to own a business condominium in this vibrant city.

The units range in size from ±1,101 square feet to a generous ±4,050 square feet, providing ample space for various business operations. Whether you need a compact space for a small-scale operation or a larger area for more extensive business activities, there's a unit that fits your requirements.

One of the key advantages of these warehouse condominium units is their location. Situated in Missoula, Montana, they offer easy access to the I90 corridor and the Missoula International Airport. This strategic location makes it convenient for businesses to operate and thrive.

Moreover, owning a business condominium offers numerous benefits. It provides control over your business environment and eliminates concerns about rent increases or lease terminations. It's an investment that not only gives you a physical asset but also contributes to your business's growth and stability.

For investors, these warehouse condominium units present an excellent investment opportunity. With the growing demand for flexible commercial spaces in Missoula, these units are likely to appreciate over time. Plus, they offer potential rental income if leased out to businesses.

Don't miss out on this unique opportunity to own a piece of Missoula's thriving business landscape. Whether you're an entrepreneur ready to take your business to the next level or an investor looking for a promising real estate venture, these warehouse condominium units are worth considering.

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CAM fees include:

General Repair Fees

Snow Removal

Landscape Maintenance

Irrigation Maintenance

Sewer

Water

Common Area Utilities

Garbage

Insurance

Income Taxes

Accounting Fees

Corp Renewal/License

Software (AppFolio)

Postage/Office Supplies

General Repairs

Management Fees

Reserve set aside for Capital Projects

Conceptual drawing, final finishes and features may vary upon completion.

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ABOUT THE BUILDER

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Youngren Construction is a trusted Design Build General Contractor with over 30 years of experience. They handle every step of your commercial or residential projects, whether remodeling an existing space or creating one from the ground up. You can count on a smooth, stress-free experience from blueprints and permits to construction and final walkthrough.

Their team is known for being reliable, honest, and detail-oriented, and we take pride in using top-quality materials to deliver work that lasts. At Youngren Construction, we're committed to doing every job right, down to the very last detail.

PROPERTY PHOTOS

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PROPERTY PHOTOS

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PROPERTY PHOTOS

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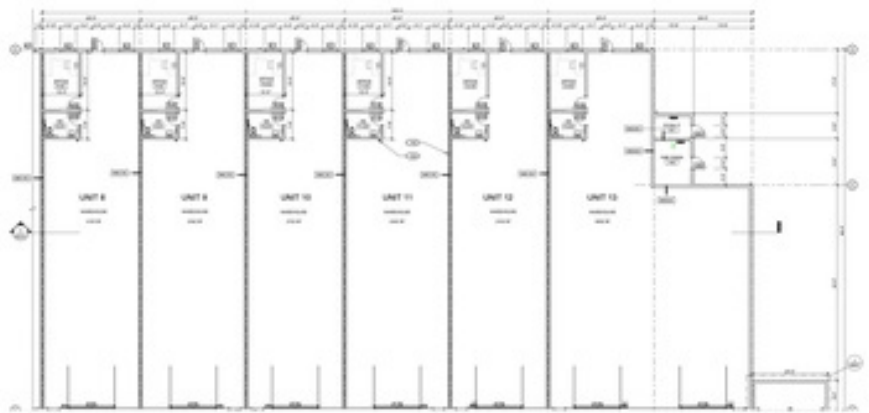
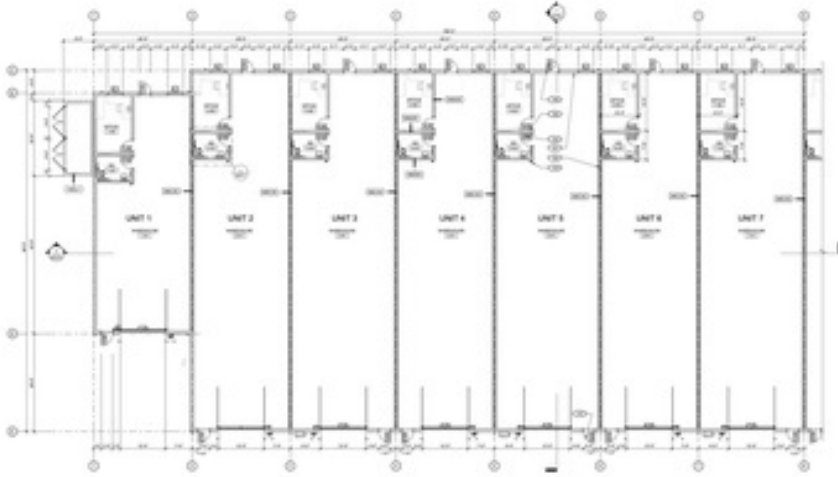
PROPERTY PHOTOS

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Shannon Lukes is a licensed REALTOR[®] in the State of Montana specializing in residential and commercial real estate. Shannon brings a strong foundation and unique skills to her real estate practice based on her prior 20-year career as a commercial loan officer.

Shannon has used her knowledge of the real estate market and business acumen to guide clients to expand their operations and holdings across Montana. “Giving my clients the best possible service and a trusted advisor has always been my focus,” she says. “I’m very particular – I want every detail to reflect my client’s goals.”

Shannon has built a reputation on a high-quality work ethic and a dedication to community service. Her volunteer commitments span a wide range of local organizations: Court Appointed Special Advocates (CASA), the Community Medical Center Foundation, the University of Montana Foundation, and the American Heart Association, where she was awarded Volunteer of the Year.

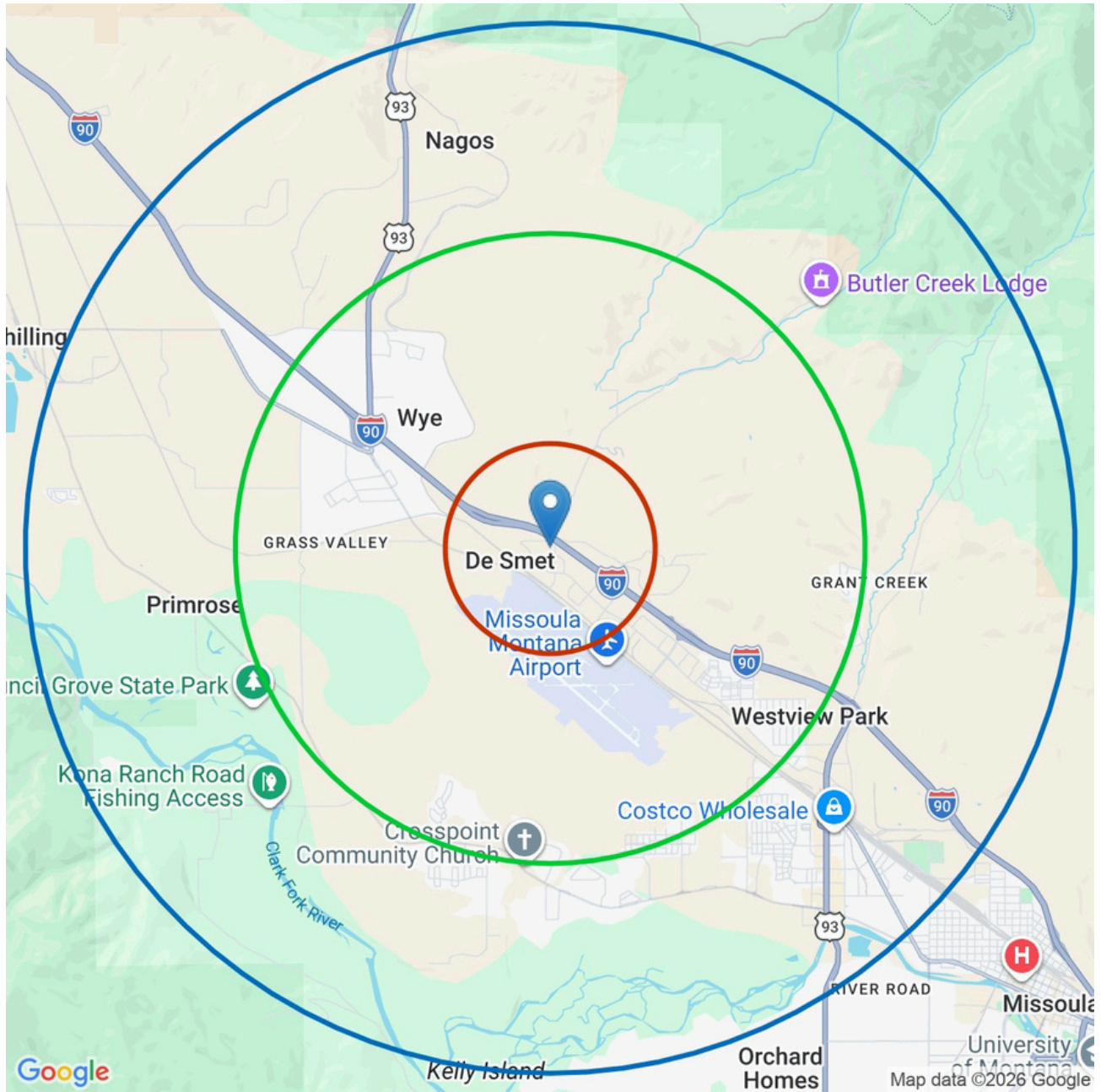
Shannon and her husband Bob, an attorney at Garlington, Lohn & Robinson, are the founders and co-owners of Highlander Beer, a Missoula brewery that revived a local beer brand from decades past. Shannon and her husband also founded and oversaw the Missoula Celtic Festival for nearly a decade, supporting many non-profits through their efforts.

Shannon loves spending time with her family and being outdoors, hiking, golfing, skiing and traveling.

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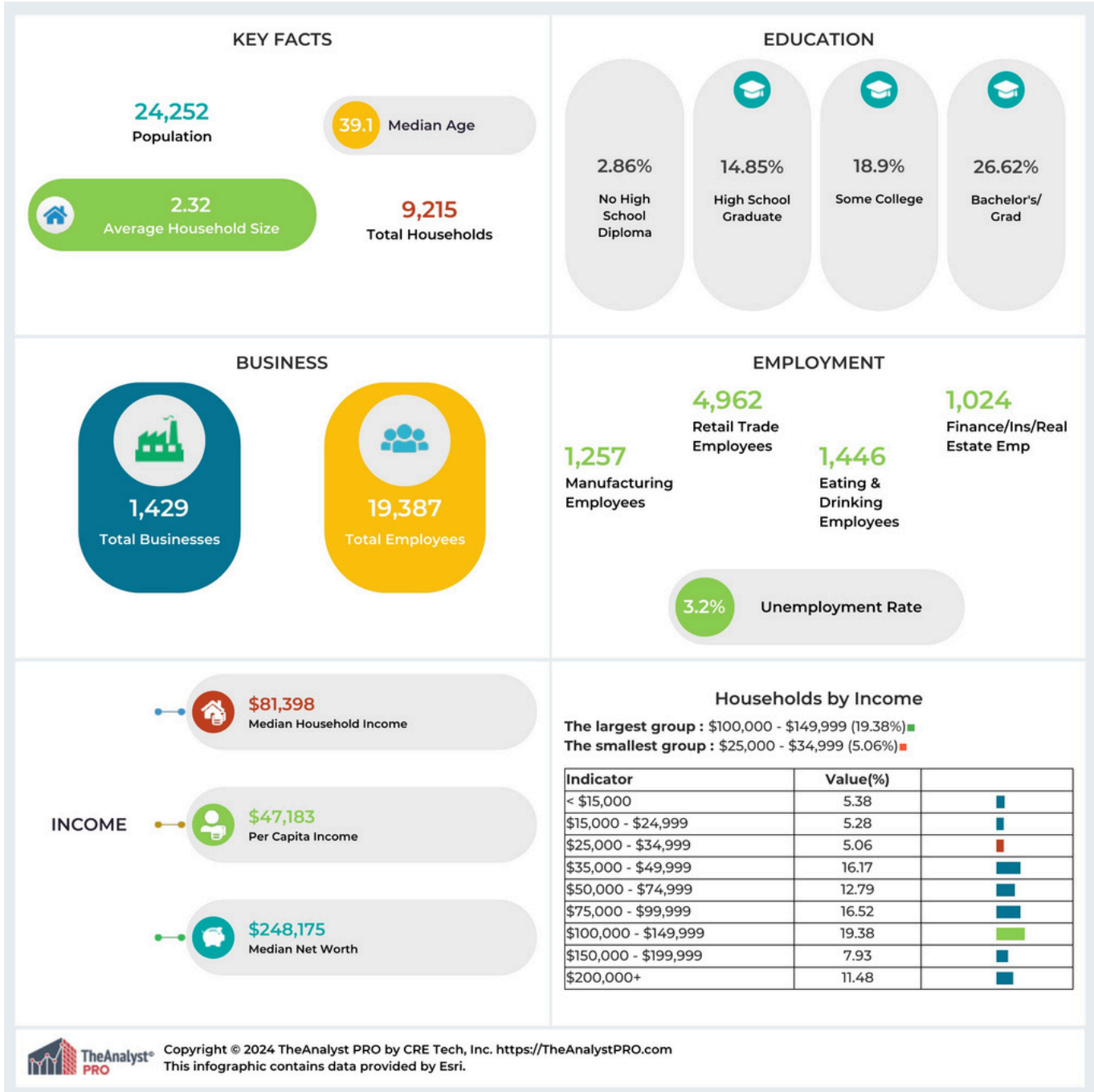
LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)


POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

24,252 Population	10,309 Households	39.1 Median Age
2.32 Avg Size Household	\$81,398 Median Household Income	\$490,204 Median Home Value
99 Wealth Index	65 Housing Affordability	29.4 Diversity Index

HISTORICAL & FORECAST POPULATION


2019-2024
Historic
Growth Rate


2.31%



2024-2029
Forecasted
Growth Rate


2.26%





Household
Population

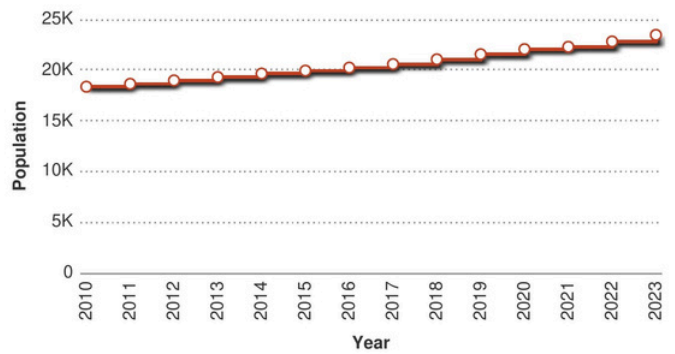
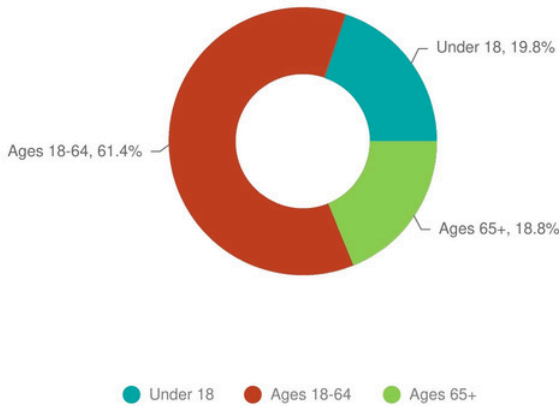
26,762



Population
Density

346

POPULATION BY AGE



DAYTIME POPULATION



29,563
2024 Total Daytime Population



10,165
2024 Daytime Pop: Residents




19,398
2024 Daytime Pop: Workers




377
2024 Daytime Pop Density


POPULATION BY GENERATION




5.19%
Greatest Gen: Born
1945/Earlier




19.29%
Baby Boomer: Born
1946 to 1964




18.51%
Generation X: Born
1965 to 1980



26.43%
Millennial: Born 1981
to 1998

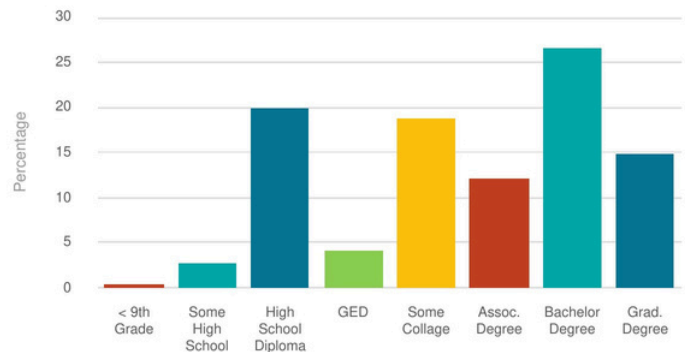


22.19%
Generation Z: Born
1999 to 2016



8.4%
Alpha: Born 2017 to
Present

POPULATION BY EDUCATION



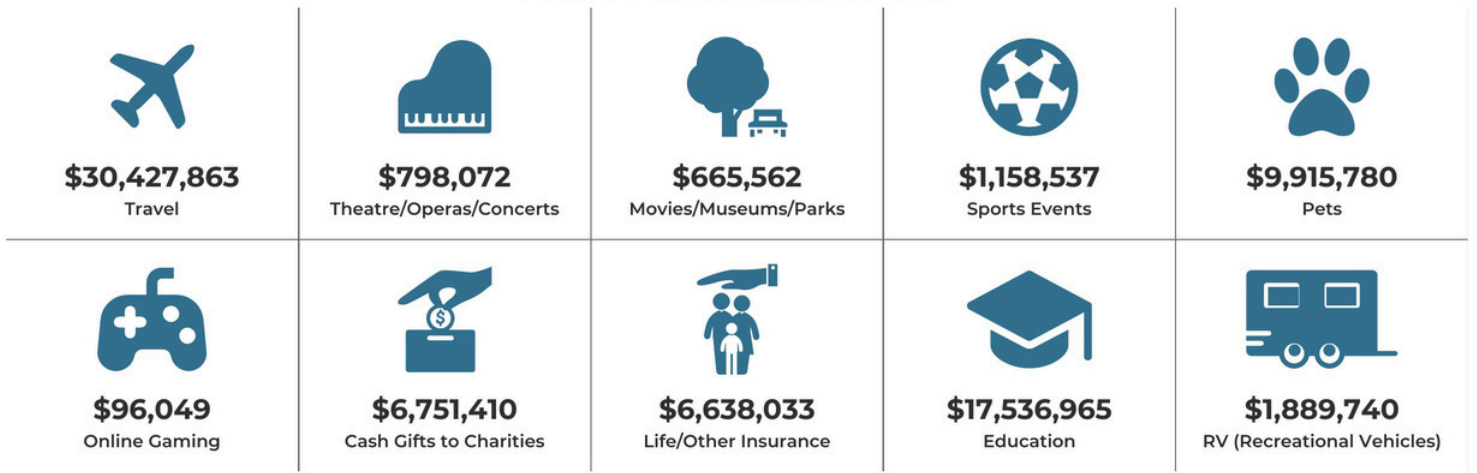
INFOGRAPHIC:LIFESTYLE / TAPESTRY(RING:5 MILERADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS

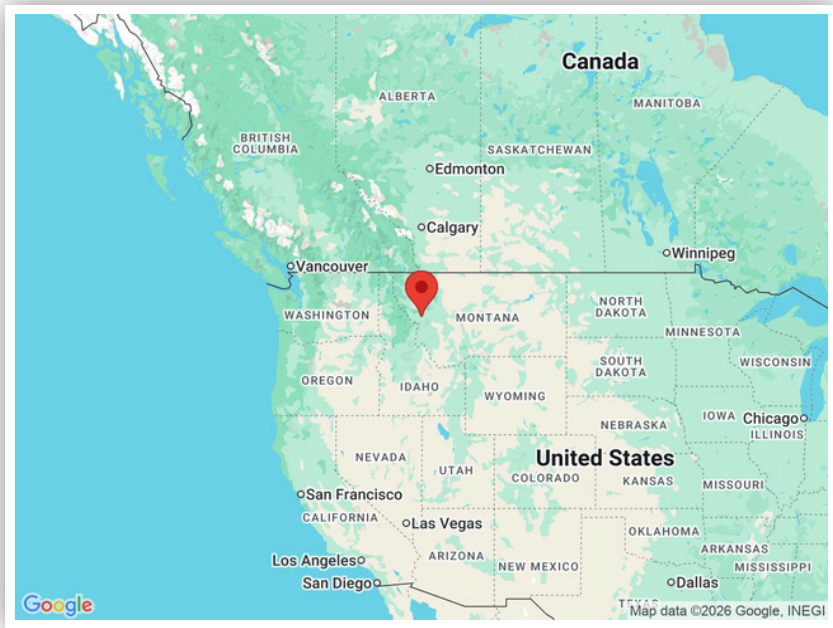
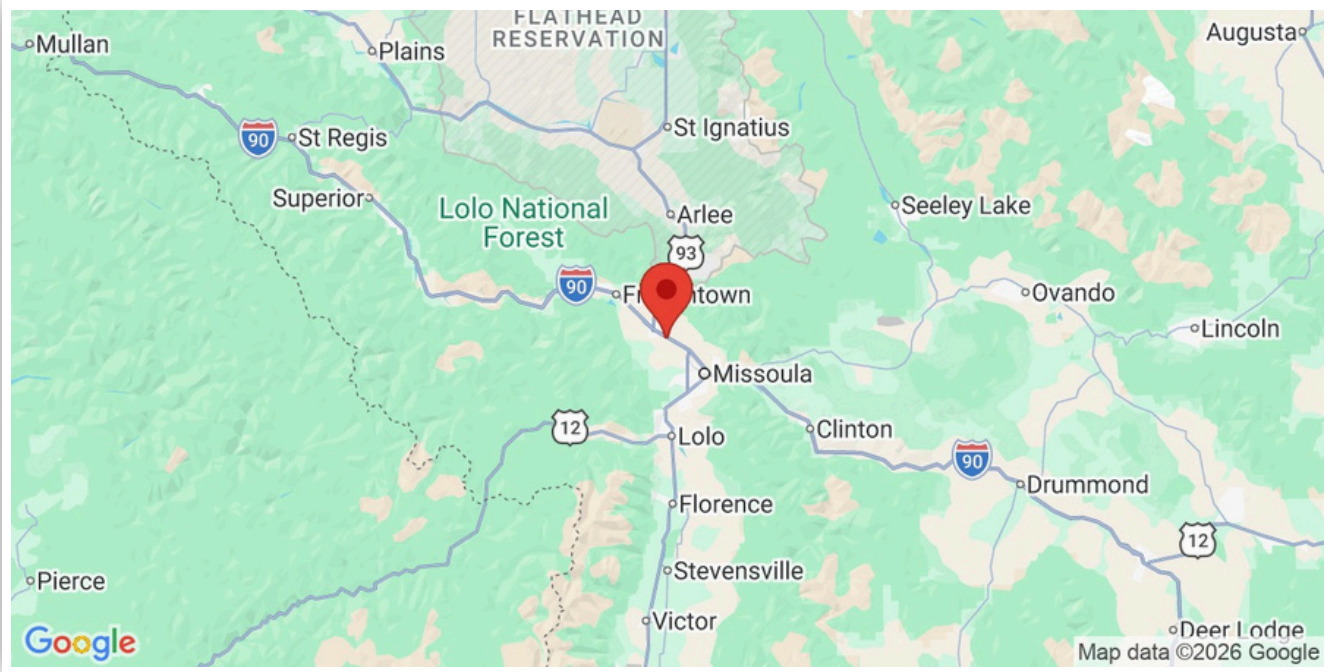


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AREA LOCATION MAP

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406-239-0105



shannon@shannonlukes.com



2300 Regent Street Ste 103
Missoula, MT, 59801, United States