

WINSTON PLACE CONDOMINIUMS

6725 BUTLER CREEK ROAD, MISSOULA, MT 59808



Contact

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PROPERTY INFORMATION

UP TO \$950,000

Property Address
*6725 BUTLER CREEK ROAD
MISSOULA, MT 59808*

Year Built
2025

Property Size
14 Units

Land Size
2.46 Acres

WINSTON PLACE CONDOMINIUMS

Company Disclaimer

**CENTURY 21
COMMERCIAL**
Peak Properties



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PROPERTY OVERVIEW

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. Offices are insulated, drywalled and painted with one window to the exterior, T-bar ceiling, baseboard and carpet tiles. Bathrooms will have a 4 FRP wainscot and LVT on floor. 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 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.

Address	6725 Butler Creek Road				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
Property Type	Flex Warehouse	Flex Warehouse	Flex Warehouse	Flex Warehouse	Flex Warehouse
Building Size SF	≈1556	≈2382	≈2571	≈4050	≈1101
Price Per Square Foot	\$276.35	\$240.13	\$240	\$234.57	\$317.89
Loading		One Grade level 12' x 14' Loading Door			
Build Out		≈240 SF Office with restroom			
Utility		City of Missoula Water/Sewer			

A Rare Opportunity: 14 Flexible Warehouse Condominium Units in Missoula, Montana

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.

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



ABOUT THE BUILDER

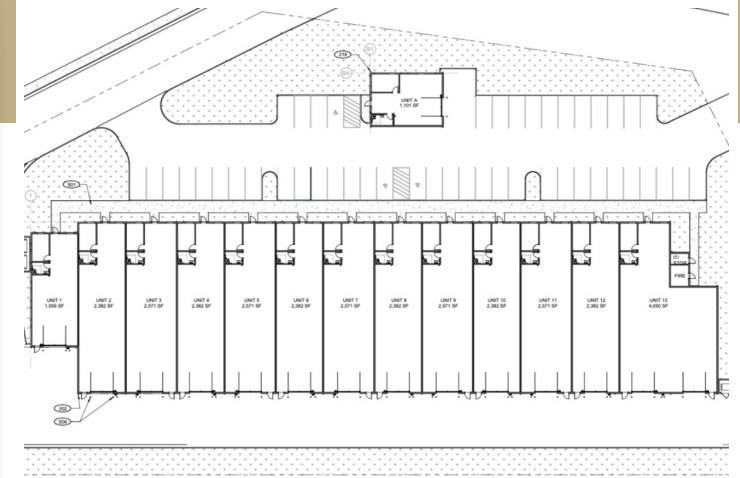
Youngren Construction is a trusted Design Build General Contractor with over 30 years of experience. They handle every step of your commercial or residential projects, whether remodeling an existing space or creating one from the ground up. You can count on a smooth, stress-free experience from blueprints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

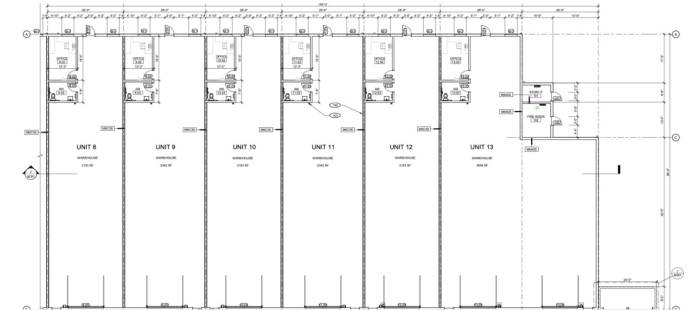
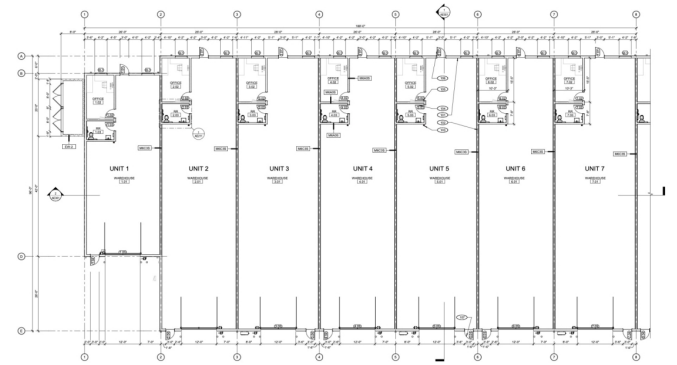
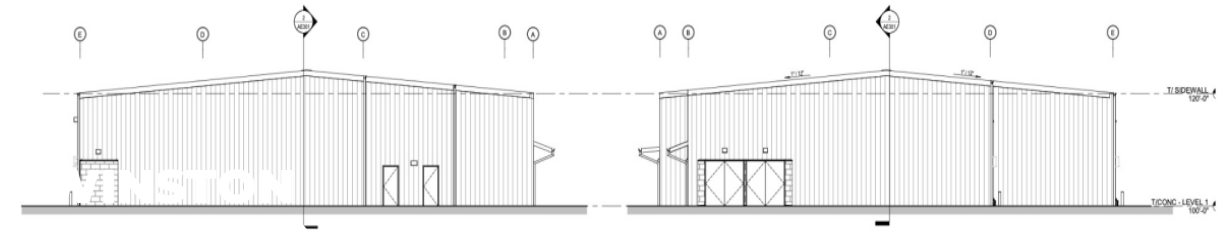
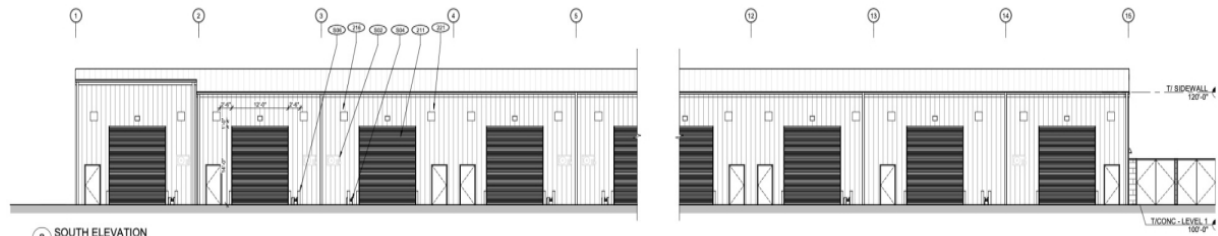
PROPERTY PHOTOS



**WINSTON
PLACE CONDOMINIUMS**



PROPERTY PHOTOS



CENTURY 21[®]

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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.

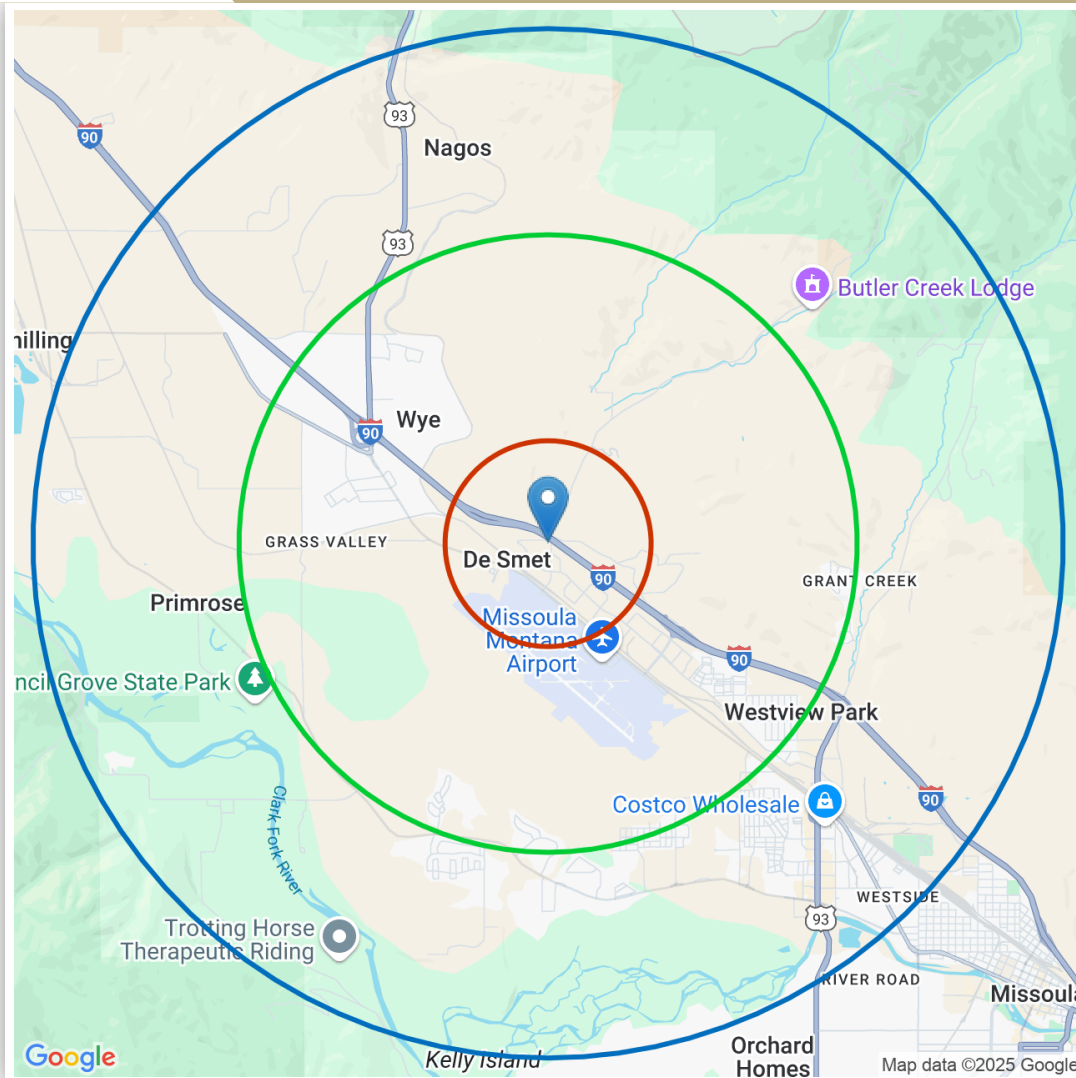
Shannon has used her knowledge of the real estate market and business acumen to guide clients to expand their operations and holdings across Montana. “Giving my clients the best possible service and a trusted advisor has always been my focus,” she says. “I’m very particular – I want every detail to reflect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

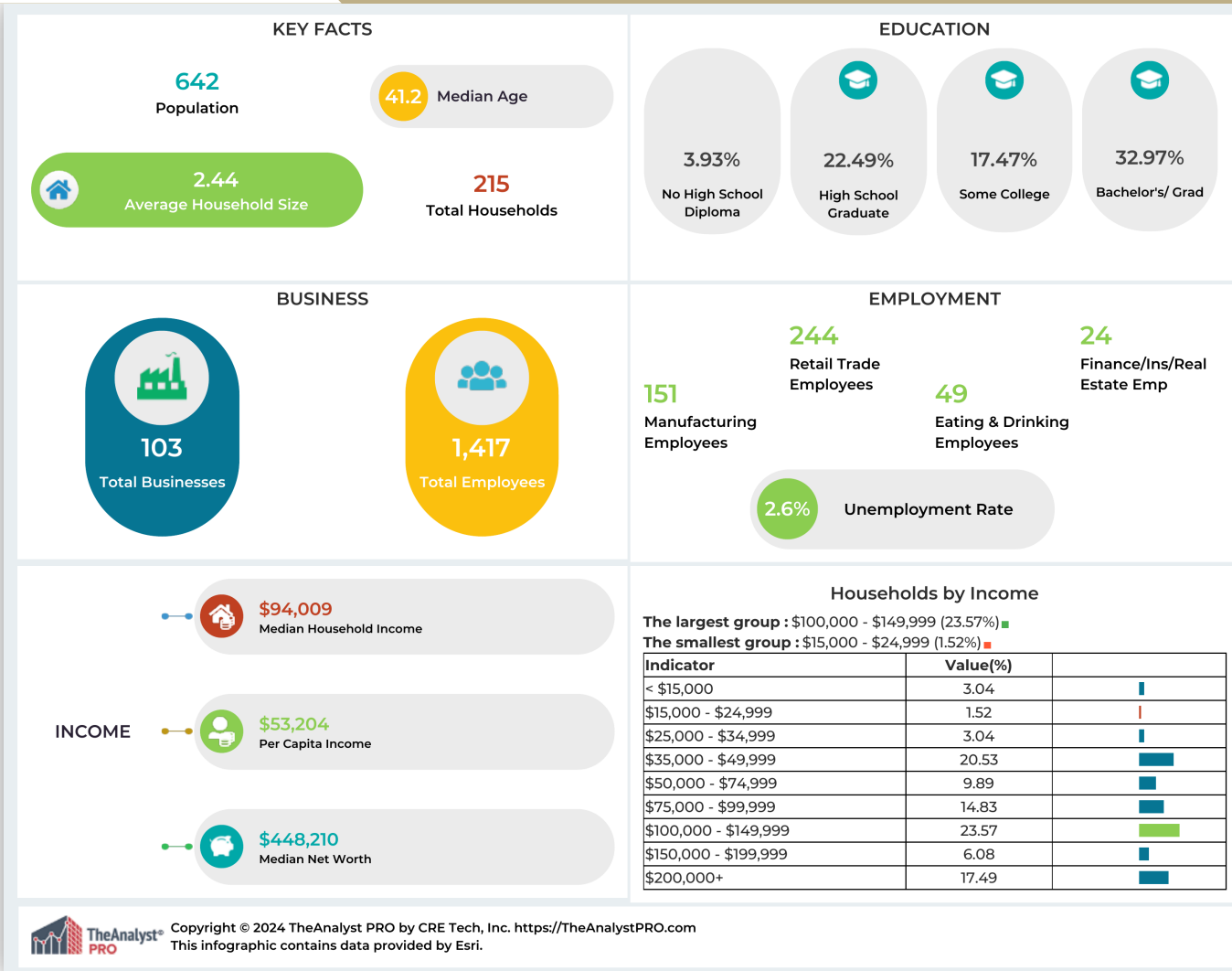
Shannon loves spending time with her family and being outdoors, hiking, golfing, skiing and traveling.

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



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INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)



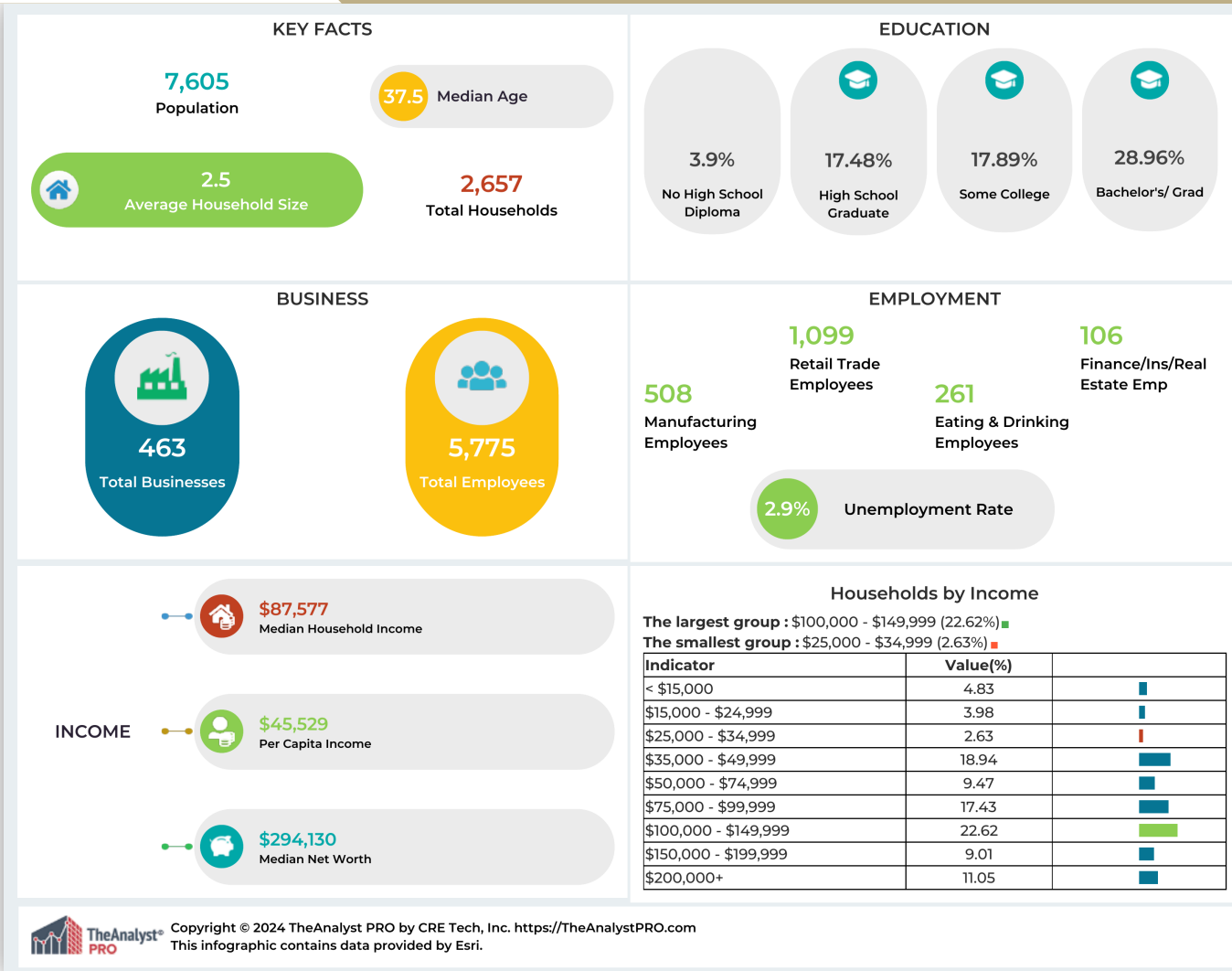
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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)



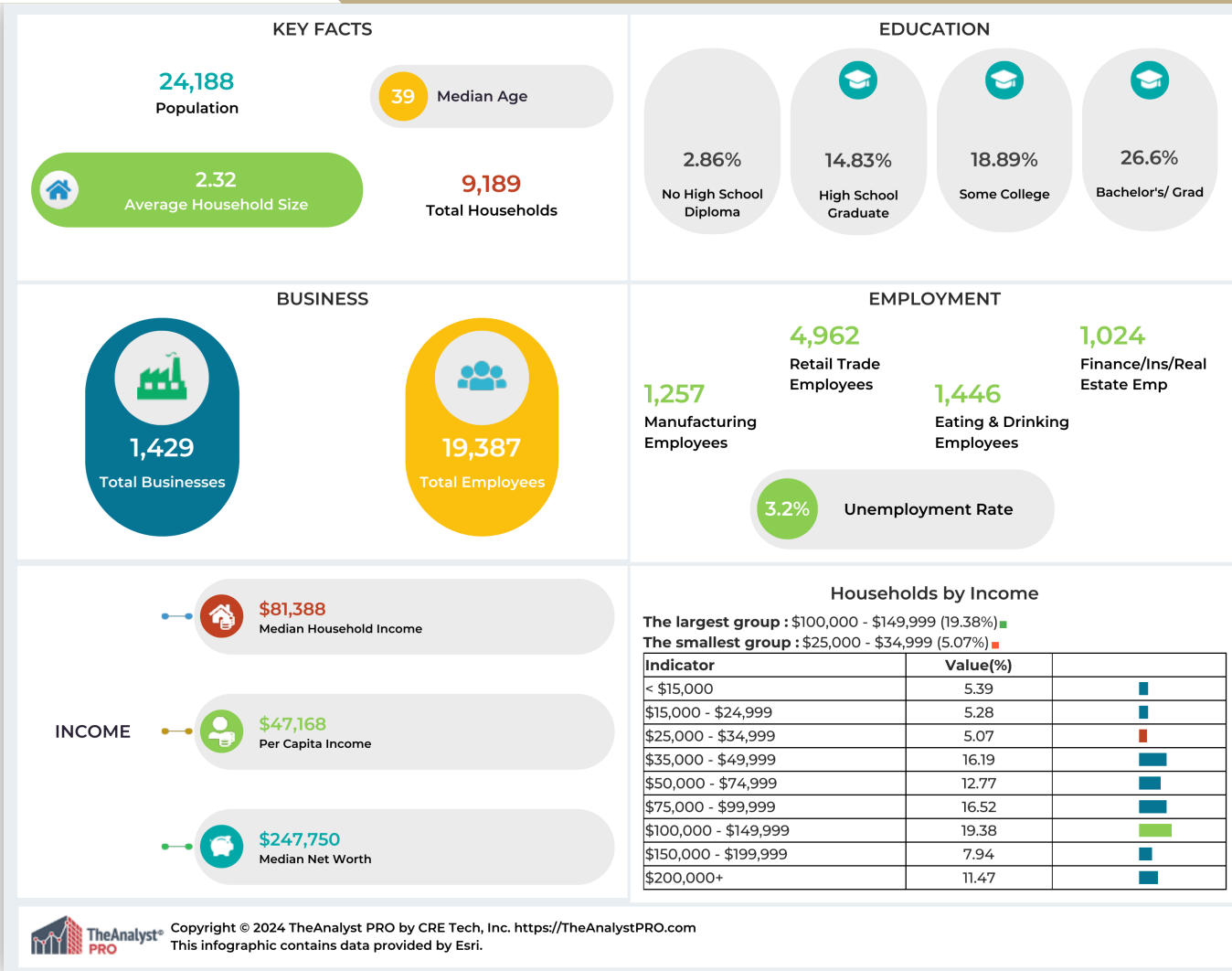
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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



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INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS
 1 Miles Ring

642 Population	263 Households	41.2 Median Age
2.44 Avg Size Household	\$94,009 Median Household Income	\$658,730 Median Home Value
141 Wealth Index	56 Housing Affordability	27.5 Diversity Index

POPULATION BY AGE

● Under 18
● Ages 18-64
● Ages 65+

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

3.44%

2024-2029
Forecasted
Growth Rate

8.35%

Household Population 958

Population Density 305

POPULATION BY EDUCATION

DAYTIME POPULATION

1,510
2024 Total Daytime Population

1,205
2024 Daytime Pop: Workers

305
2024 Daytime Pop: Residents

481
2024 Daytime Pop Density

POPULATION BY GENERATION

<p>3.27% Greatest Gen: Born 1945/Earlier</p>	<p>21.81% Baby Boomer: Born 1946 to 1964</p>	<p>21.03% Generation X: Born 1965 to 1980</p>
<p>23.68% Millennial: Born 1981 to 1998</p>	<p>21.65% Generation Z: Born 1999 to 2016</p>	<p>8.41% Alpha: Born 2017 to Present</p>

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INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS
 3 Miles Ring

7,605 Population	3,041 Households	37.5 Median Age
2.5 Avg Size Household	\$87,577 Median Household Income	\$527,395 Median Home Value
99 Wealth Index	65 Housing Affordability	29.9 Diversity Index

POPULATION BY AGE

●	Under 18	●	Ages 18-64	●	Ages 65+
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POPULATION BY GENERATION

 3.23% Greatest Gen: Born 1945/Earlier	 17.83% Baby Boomer: Born 1946 to 1964	 19.46% Generation X: Born 1965 to 1980
 27.4% Millennial: Born 1981 to 1998	 23.17% Generation Z: Born 1999 to 2016	 8.9% Alpha: Born 2017 to Present

POPULATION BY EDUCATION

HISTORICAL & FORECAST POPULATION

2019-2024 Historic Growth Rate 2.99%	2024-2029 Forecasted Growth Rate 3.76%
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Household Population
9,150

Population Density
324

DAYTIME POPULATION

 9,376 2024 Total Daytime Population	 3,214 2024 Daytime Pop: Residents
 6,162 2024 Daytime Pop: Workers	 332 2024 Daytime Pop Density

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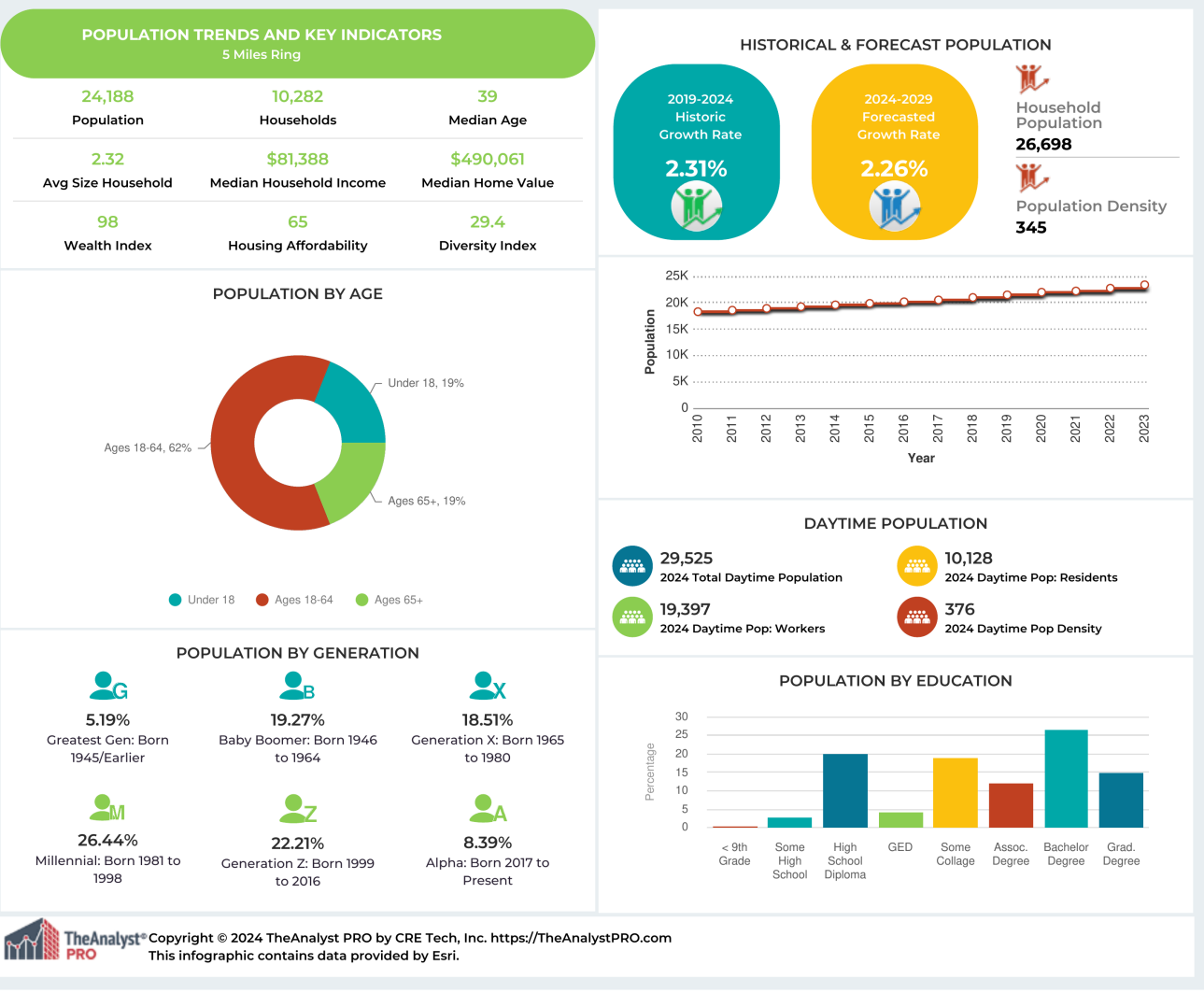
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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



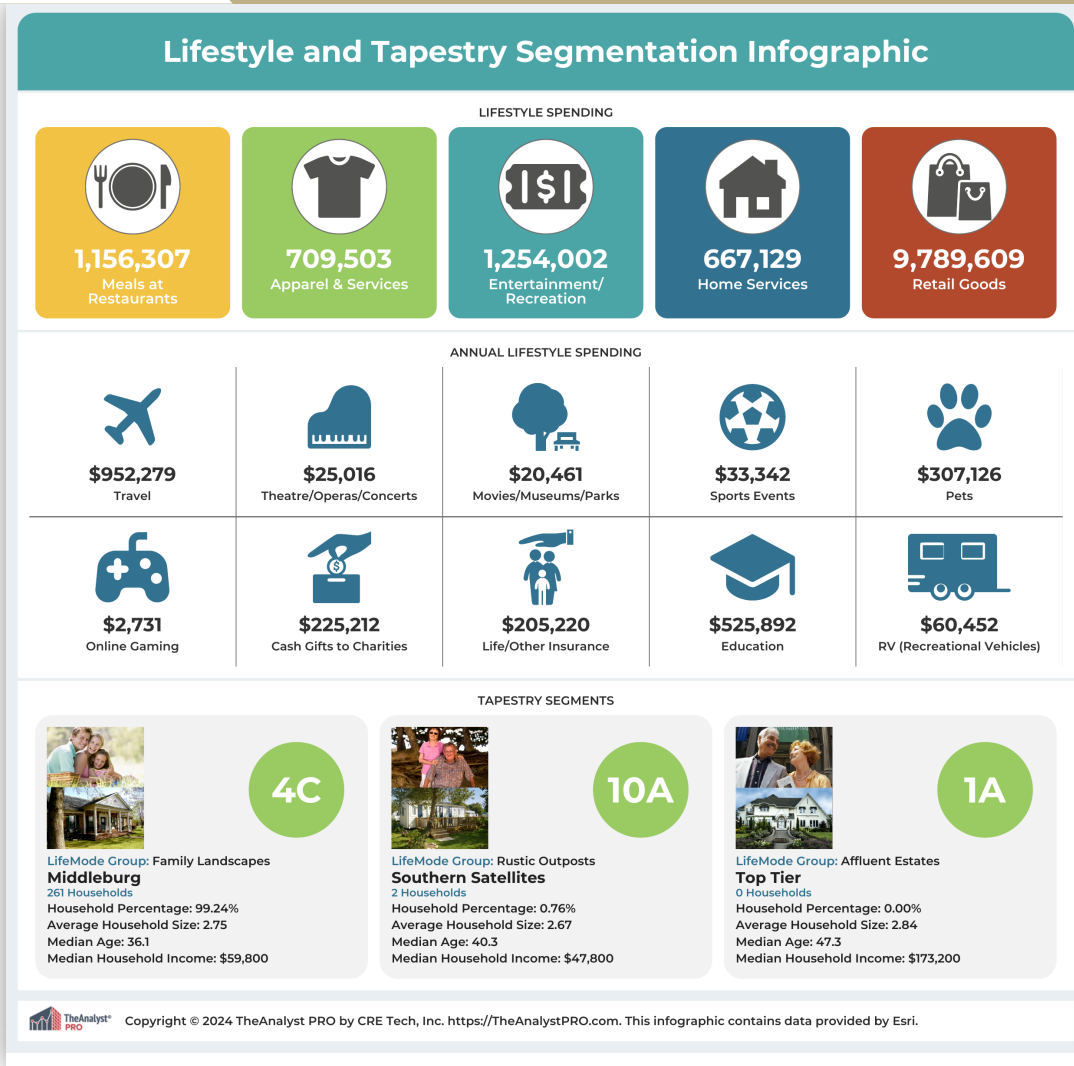
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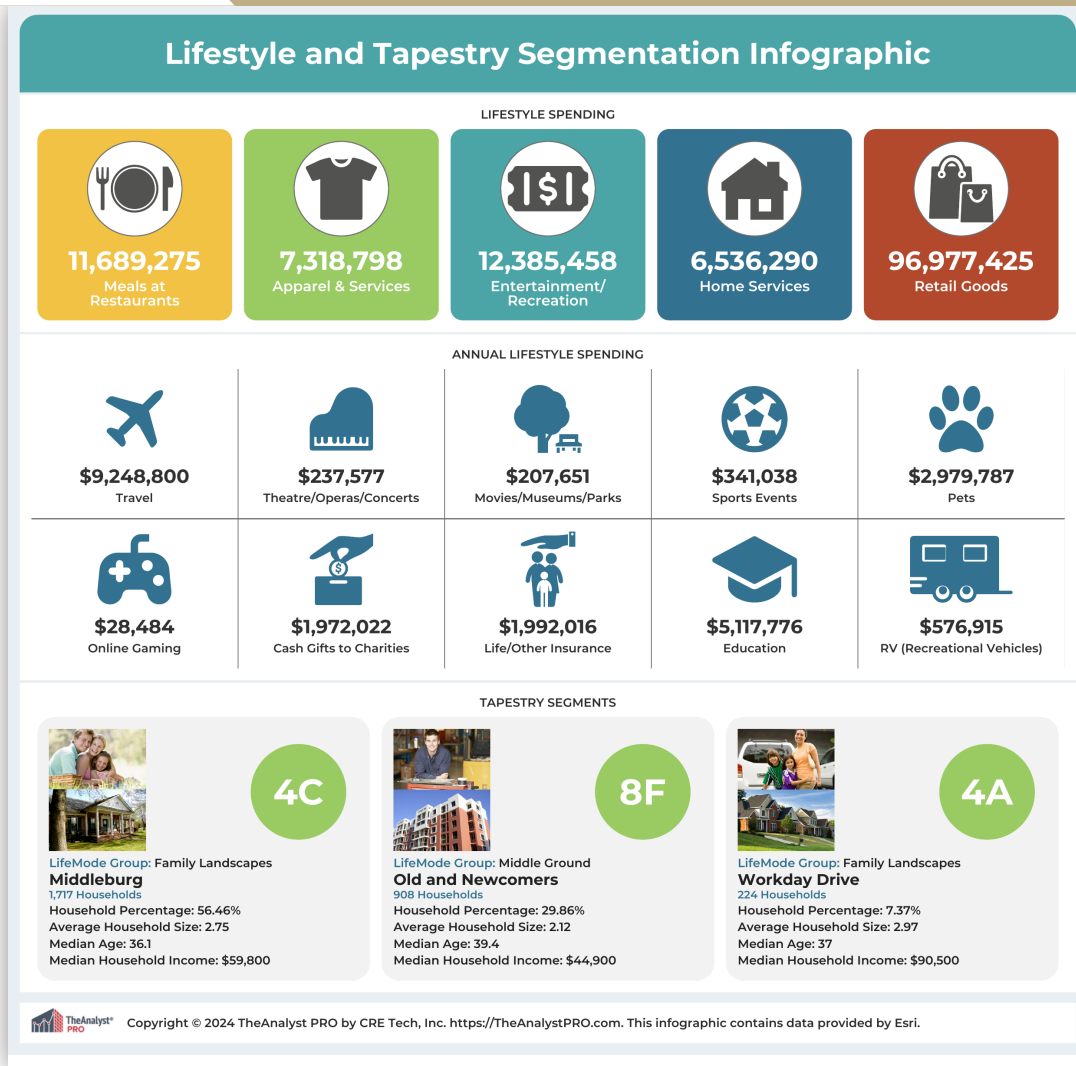


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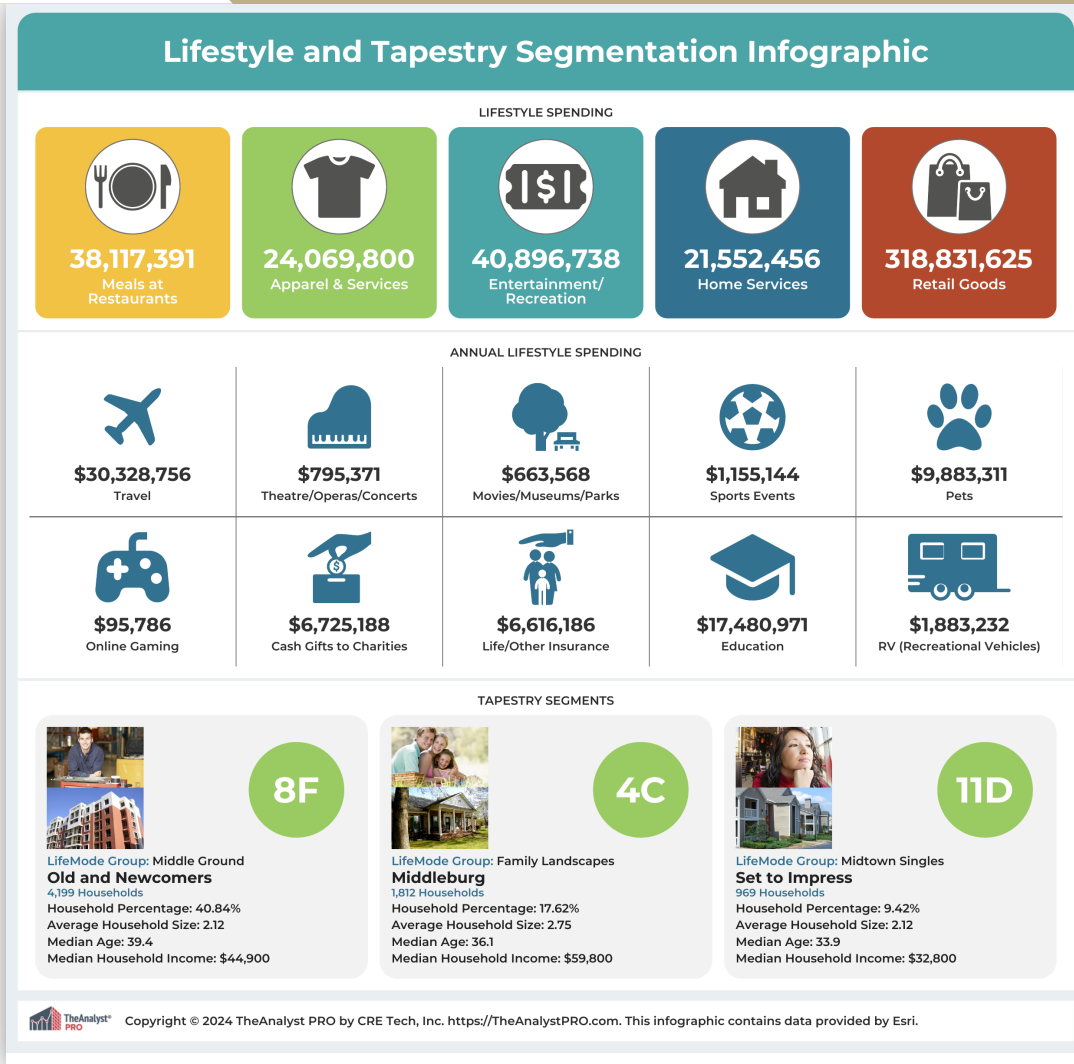


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Esri Tapestry Segmentation

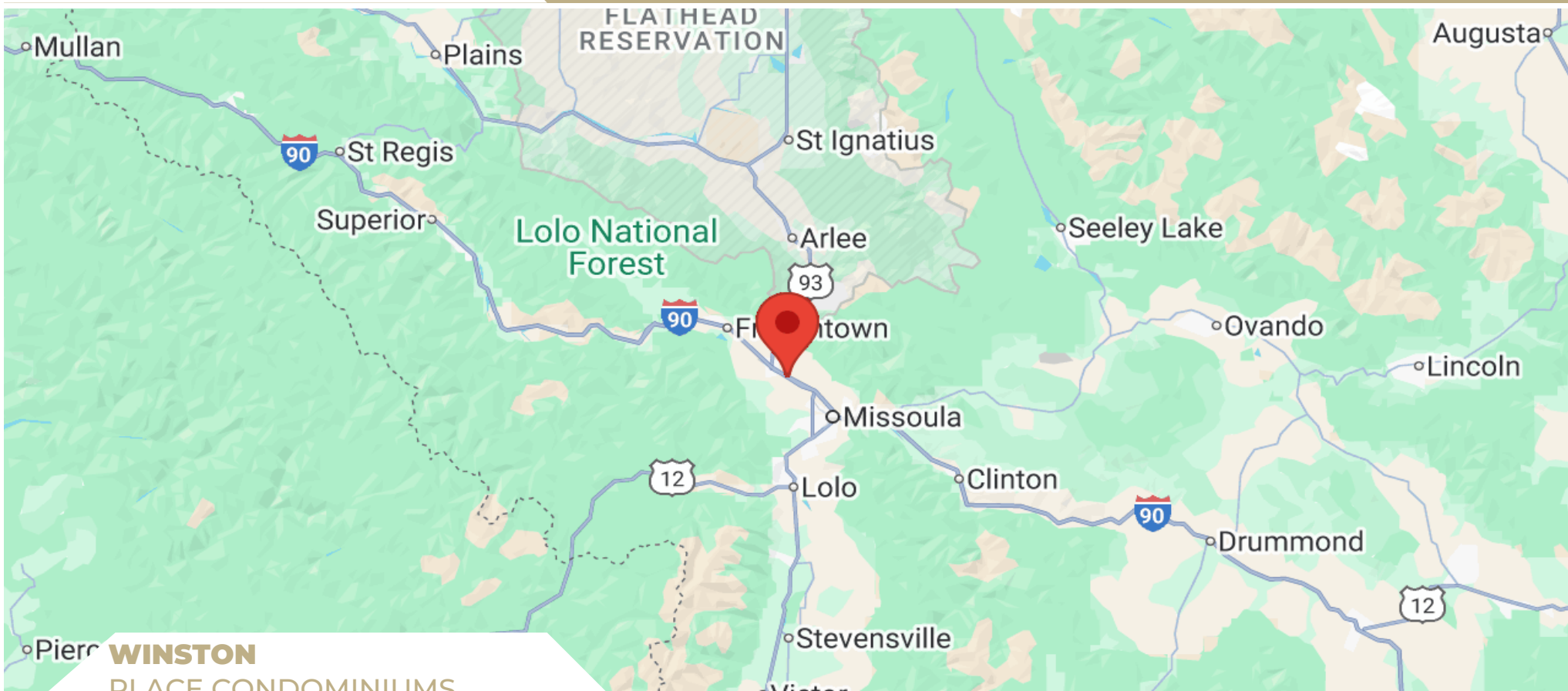
Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- | | | | |
|---|-------------------------------------|---|---|
| Segment 1A (Top Tier) | Segment 5C (Parks and Rec) | Segment 8C (Bright Young Professionals) | Segment 11B (Young and Restless) |
| Segment 1B (Professional Pride) | Segment 5D (Rustbelt Traditions) | Segment 8D (Downtown Melting Pot) | Segment 11C (Metro Fusion) |
| Segment 1C (Boomburbs) | Segment 5E (Midlife Constants) | Segment 8E (Front Porches) | Segment 11D (Set to Impress) |
| Segment 1D (Savvy Suburbanites) | Segment 6A (Green Acres) | Segment 8F (Old and Newcomers) | Segment 11E (City Commons) |
| Segment 1E (Exurbanites) | Segment 6B (Salt of the Earth) | Segment 8G (Hardscrabble Road) | Segment 12A (Family Foundations) |
| Segment 2A (Urban Chic) | Segment 6C (The Great Outdoors) | Segment 9A (Silver & Gold) | Segment 12B (Traditional Living) |
| Segment 2B (Pleasantville) | Segment 6D (Prairie Living) | Segment 9B (Golden Years) | Segment 12C (Small Town Simplicity) |
| Segment 2C (Pacific Heights) | Segment 6E (Rural Resort Dwellers) | Segment 9C (The Elders) | Segment 12D (Modest Income Homes) |
| Segment 2D (Enterprising Professionals) | Segment 6F (Heartland Communities) | Segment 9D (Senior Escapes) | Segment 13A (International Marketplace) |
| Segment 3A (Laptops and Lattes) | Segment 7A (Up and Coming Families) | Segment 9E (Retirement Communities) | Segment 13B (Las Casas) |
| Segment 3B (Metro Renters) | Segment 7B (Urban Villages) | Segment 9F (Social Security Set) | Segment 13C (NeWest Residents) |
| Segment 3C (Trendsetters) | Segment 7C (American Dreamers) | Segment 10A (Southern Satellites) | Segment 13D (Fresh Ambitions) |
| Segment 4A (Soccer Moms) | Segment 7D (Barrios Urbanos) | Segment 10B (Rooted Rural) | Segment 13E (High Rise Renters) |
| Segment 4B (Home Improvement) | Segment 7E (Valley Growers) | Segment 10C (Diners & Miners) | Segment 14A (Military Proximity) |
| Segment 4C (Middleburg) | Segment 7F (Southwestern Families) | Segment 10D (Down the Road) | Segment 14B (College Towns) |
| Segment 5A (Comfortable Empty Nesters) | Segment 8A (City Lights) | Segment 10E (Rural Bypasses) | Segment 14C (Dorms to Diplomas) |
| Segment 5B (In Style) | Segment 8B (Emerald City) | Segment 11A (City Strivers) | Segment 15 (Unclassified) |



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AREA LOCATION MAP

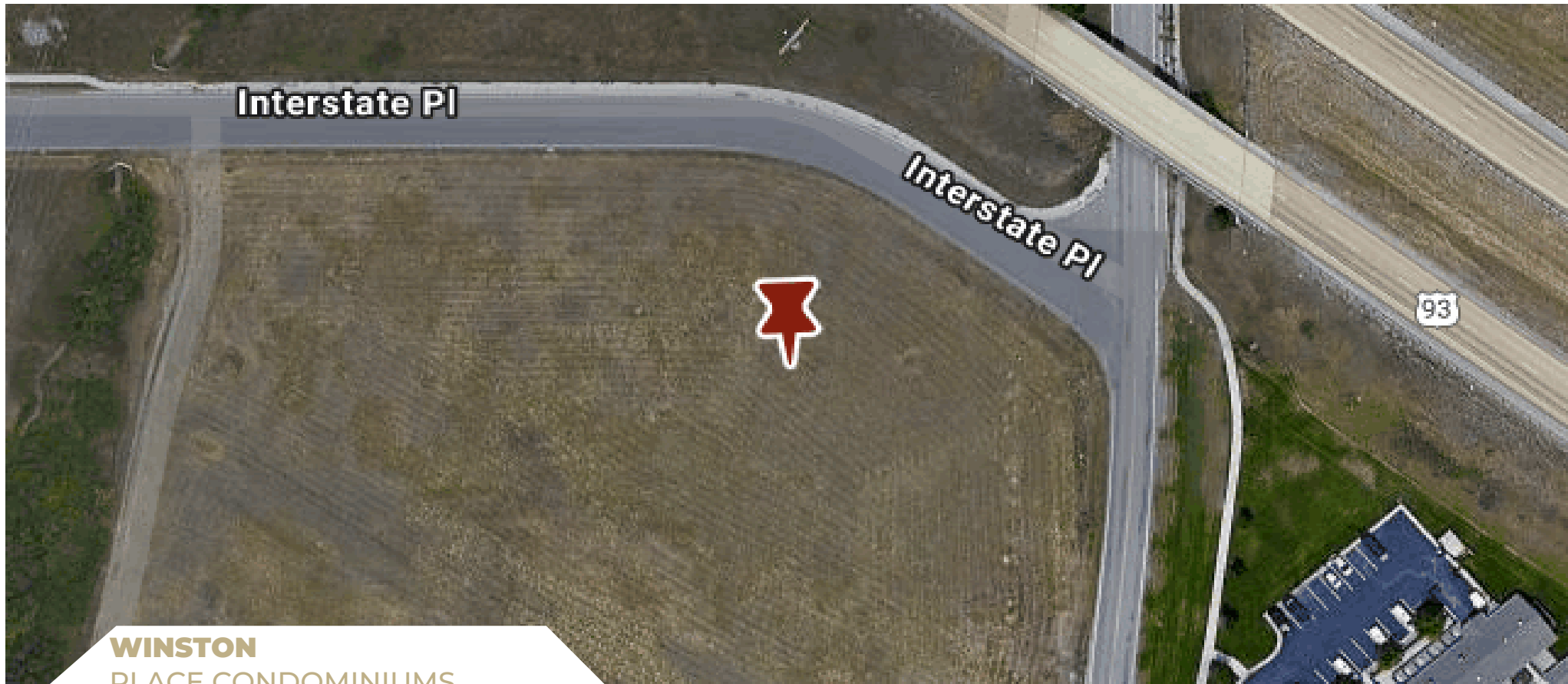


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