

1023 8th Ave, Laurel
FOR SALE



CBS



\$300,000

PROPERTY HIGHLIGHTS

- 2,800 SF shop
- 4 qty 12 ft overhead doors
- Office & reception area
- Epoxy floors
- Car lift stays with the building for tenant's use
- Outdoor yard space
- Shop was recently remodeled with lots of upgrades
- Currently used by owner but could be rented for \$1,500/mo



Nathan Matelich
(406) 781-6889
nathan@cbcmontana.com

1023 S 8TH AVE, LAUREL, MT 59044

FOR SALE

3 BEDROOM HOME

- *3 Bedrooms
- *2 Bathrooms
- *1,568 SF Home
- *Built in 2003
- *Currently Rented for \$1,200/mo

This property could be ideal for an owner/user who would like to use the shop and keep renting out the 3 bedroom home OR the shop could be rented out for \$1,500/mo to create an investment property.



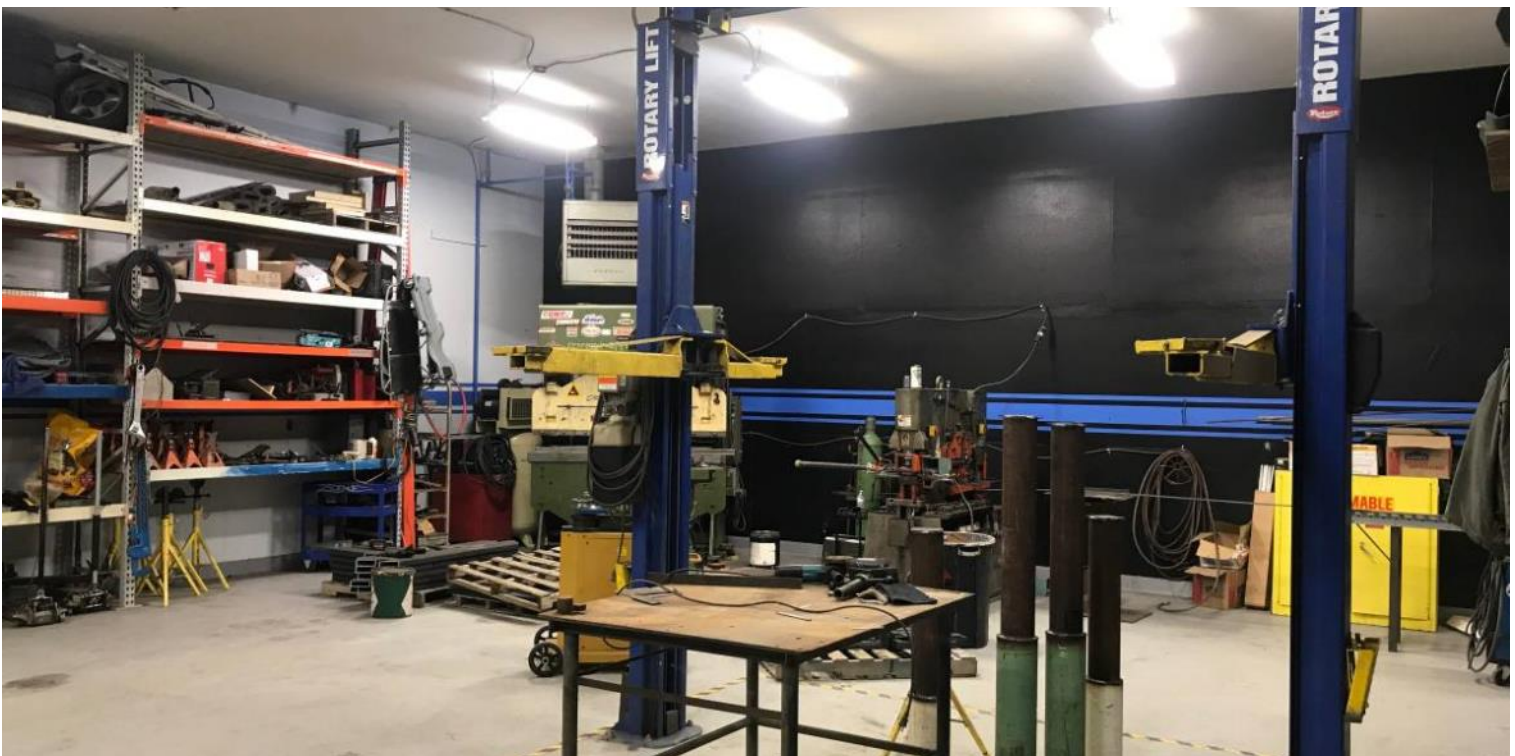
1023 S 8TH AVE, LAUREL, MT 59044

FOR SALE



1023 S 8TH AVE, LAUREL, MT 59044

FOR SALE



1023 S 8TH AVE, LAUREL, MT 59044

FOR SALE



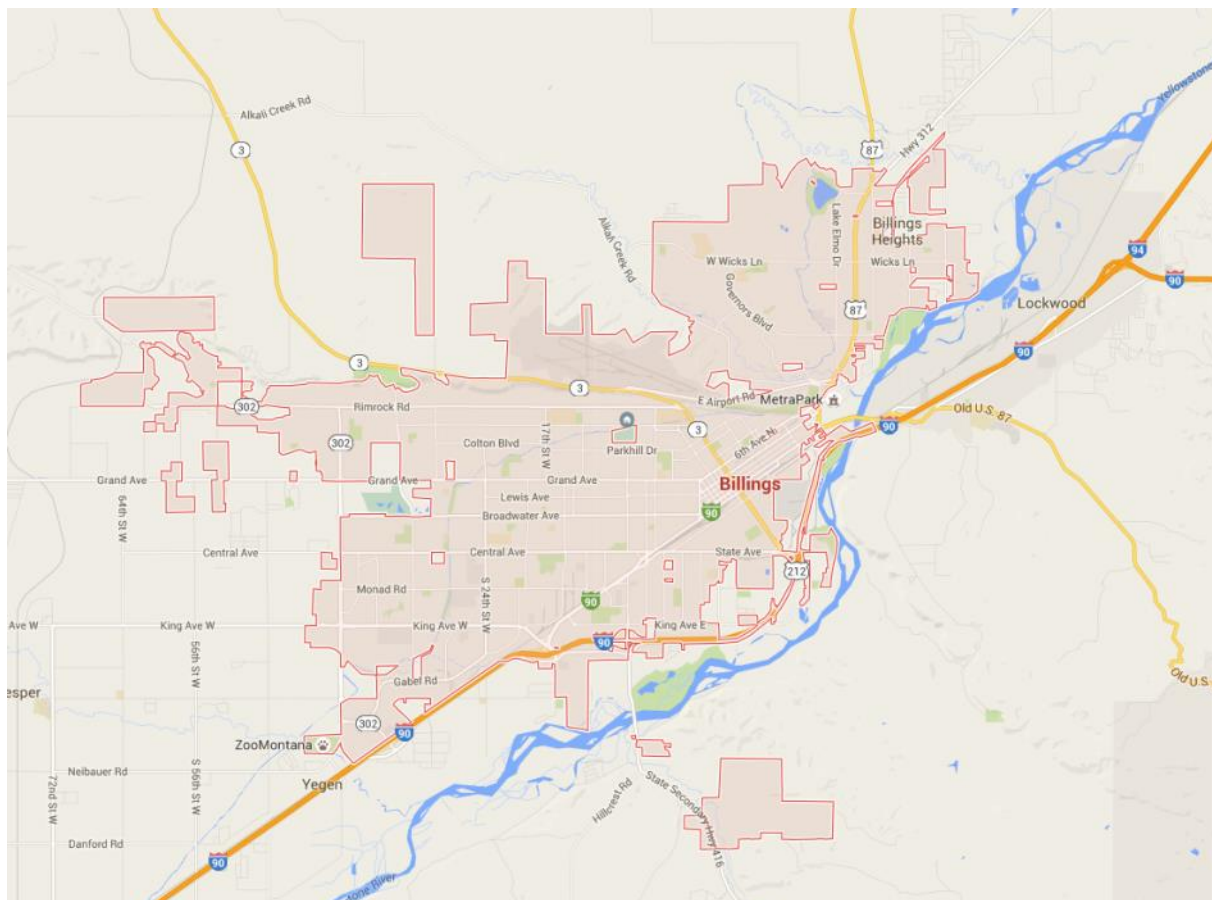
1023 S 8TH AVE, LAUREL, MT 59044

FOR SALE



ABOUT BILLINGS

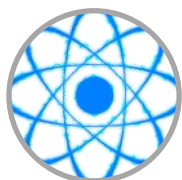
- Largest city in Montana
- Trade and distribution hub for MT, WY, ND, and SD
- Foreclosure rate
Montana is the 4th lowest in country
- No sales tax
Attracts shoppers from neighboring states
- \$1 out of every \$7 spent in Billings
Compared to rest of Montana
- Favorable business climate
Montana ranked 6th out of 50 states



BILLINGS TRADE AREA



BILLINGS INDUSTRY



ENERGY

With shale formations, coal reserves, oil fields and farm facilities surrounding Billings, the location is ideal for upstream and mid stream oil and gas as well as other energy development companies.



HEALTHCARE

Billings is home to two-state -of-the-art hospitals, Billings Clinic and St. Vincent Healthcare. Billings Clinic, a member of the Mayo Clinic Health Network, and St. Vincent Healthcare were recently awarded by Health grades for excellence in patient safety. These hospitals are the largest employers in the community and the state.



REGIONAL HEADQUARTERS

Low labor costs and low effective tax rates makes Billings an ideal location for this industry sector. Between 2003 and 2010, Billings experienced an 8.4% compound annual growth rate in regional managing offices. Corporations like Wells Fargo and GE have had great success with back office operations, and companies like KOA and Avitus Group are headquartered in Billings.

BILLINGS INDUSTRY



DATA CENTERS & IT SERVICES

Billings offers a very safe and reliable geographic location for housing data. Located on a major fiber optic route that runs from Minneapolis to Seattle, Montana's internet speeds are as fast as (or faster) anywhere in the nation. The investment put into fiber allows the state to embrace next generation technology and significant growth in the technology sector.



MANUFACTURING

With extremely competitive natural gas prices and access to a population of over 10 million within a day's drive, Billings is a great place for manufacturing value-added food products, machinery and equipment, chemicals and plastics.



WAREHOUSING

Located a day's drive from Denver, Calgary, Salt Lake and Spokane, Billings is well positioned as a warehousing and distributing hub. This industry continues to grow with FedEx Ground constructing a 146,000 sq. ft., \$38 million dollar facility and local companies expanding like Gardner Distributing and new manufacturing companies like Insulation Snakes. Billings is also home to a number of specialty trucking and logistics companies.



CBS

CONTACT INFORMATION

For more information, please contact:

Nathan Matelich

COLDWELL BANKER COMMERCIAL

CBS

1215 24th St West

Billings, MT 59102

(406) 781-6889

nathan@cbcmontana.com