



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

1023 8TH AVE

Laurel, MT 59044

AVAILABLE SPACE

4,368 SF

ASKING PRICE

\$230,000

AREA

2,800 SF Shop + 3 Bedroom Home for SALE @ \$230,000

1023 S 8th Ave, Laurel, MT

CBCMONTANA.COM



OFFICE

Nathan Matelich

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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



1023 8TH AVE

Laurel, MT 59044

SALE



OFFERING SUMMARY

Sale Price:	\$230,000
Lot Size:	0.47 Acres
Year Built:	2003
Building Size:	4,368 SF
Zoning:	Residential Manufactured Home
Price / SF:	\$52.66

PROPERTY OVERVIEW

SHOP/WAREHOUSE:

- *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

3 BEDROOM HOME

- *3 Bedrooms
- *2 Bathrooms
- *1,568 SF Home
- *Built in 2003

Current tenant is leasing the whole property for \$2,000/mo. Highest and best use would be to rent the house for \$1,200/mo and the shop for \$1,500/mo to 2 separate tenants.

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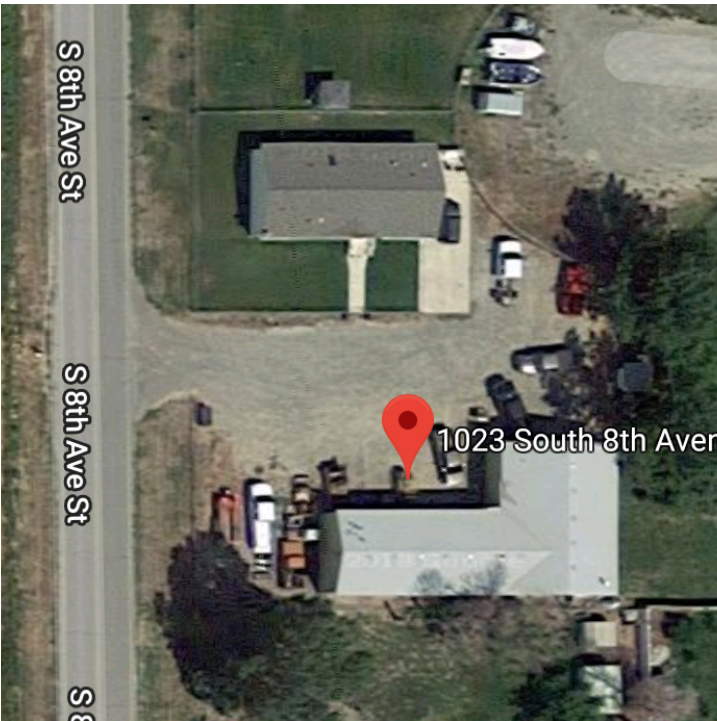
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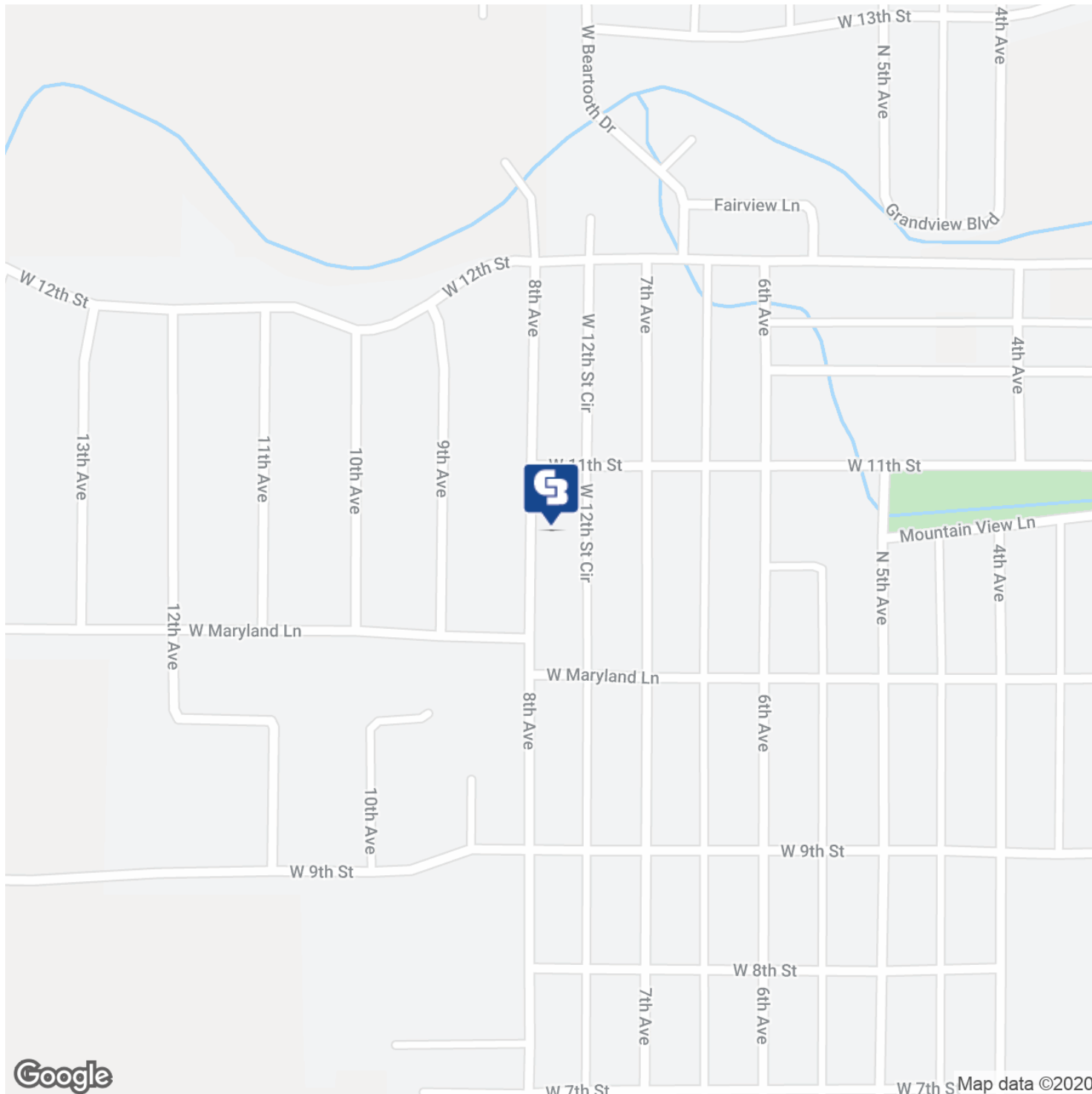
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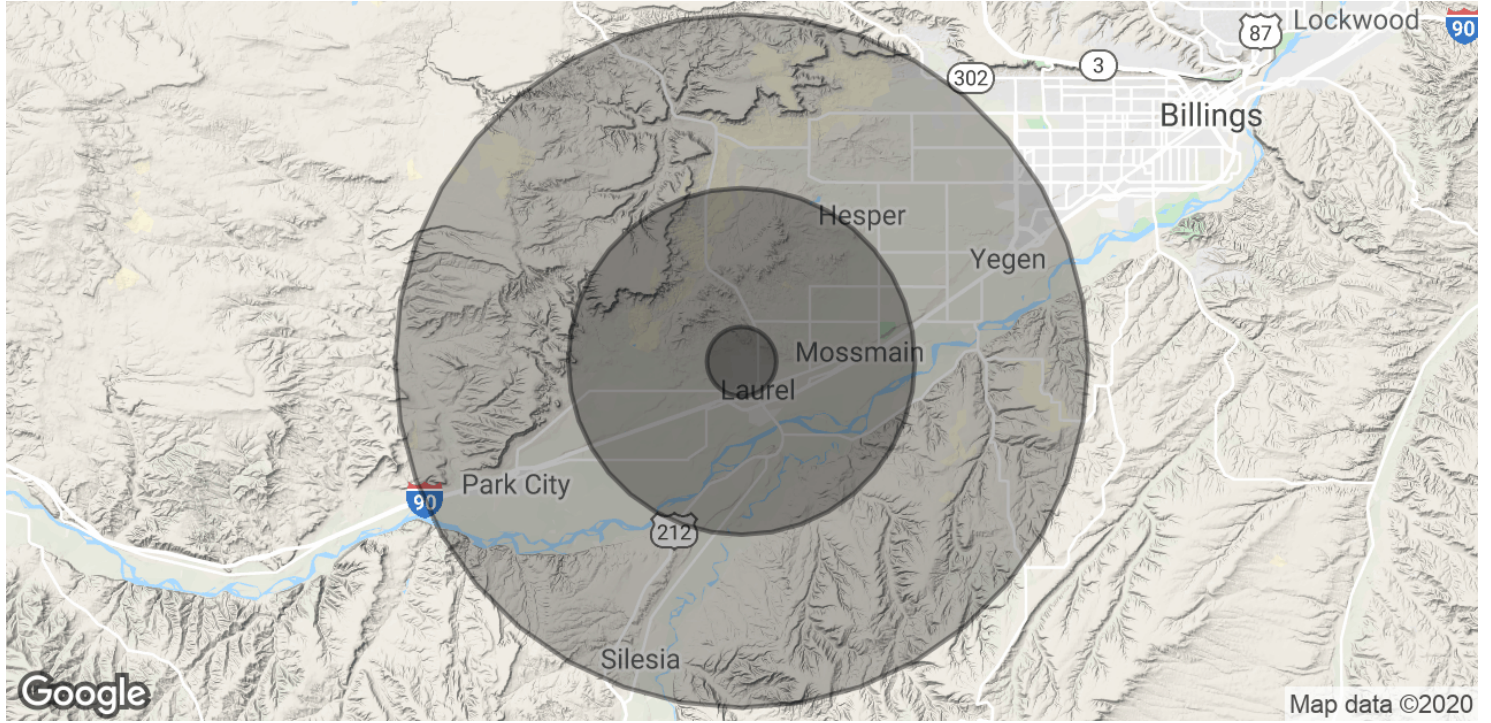
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	163	3,556	10,930
Median age	38.8	38.8	38.9
Median age (Male)	39.9	39.9	40.0
Median age (Female)	37.3	37.3	37.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	60	1,318	4,049
# of persons per HH	2.7	2.7	2.7
Average HH income	\$77,934	\$76,983	\$76,649
Average house value	\$264,842	\$260,486	\$258,486

* Demographic data derived from 2010 US Census

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