



**COLDWELL
BANKER
COMMERCIAL**
CBS

FOR SALE

202 MAIN ST

Roundup, MT 59072

AVAILABLE SPACE

18,000 SF

ASKING PRICE

\$125,000

AREA

202 Main St in conveniently located on Main Street (Highway 87 S) in Roundup, MT enjoying high traffic counts.

CBCWORLDWIDE.COM



OFFICE

Nathan Matelich

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



202 MAIN ST

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SALE



OFFERING SUMMARY

Sale Price:	\$125,000
Lot Size:	0.16 Acres
Year Built:	1914
Building Size:	18,000 SF
Price / SF:	\$6.94

PROPERTY OVERVIEW

The highest and best use of this property would be for a small business owner or investor to remodel this building to hold 5-10 tenants. With garage/storage in the basement, retail on the main level and office/apartments on the 2nd floor, a buyer could enjoy a diverse tenant mix on their income property.

PROPERTY HIGHLIGHTS

- *18,000 SF Mixed Use/Retail Building in Downtown Roundup, MT
- *7,000 SF Lot
- *Basement - 6,000 SF garage/storage area
- *1st Floor - 6,000 SF of Retail (2 spaces -- 1 currently rented to second hand store)
- *2nd Floor - 6,000 SF of small executive office suites (17 total)
- *High traffic counts with Highway 87 S running right in front of the building
- *Priced to sell with excellent upside for an investor willing to renovate vacant retail space and 2nd floor
- *Highest and best use of upstairs would be to lease out to small office users or convert to apartment units

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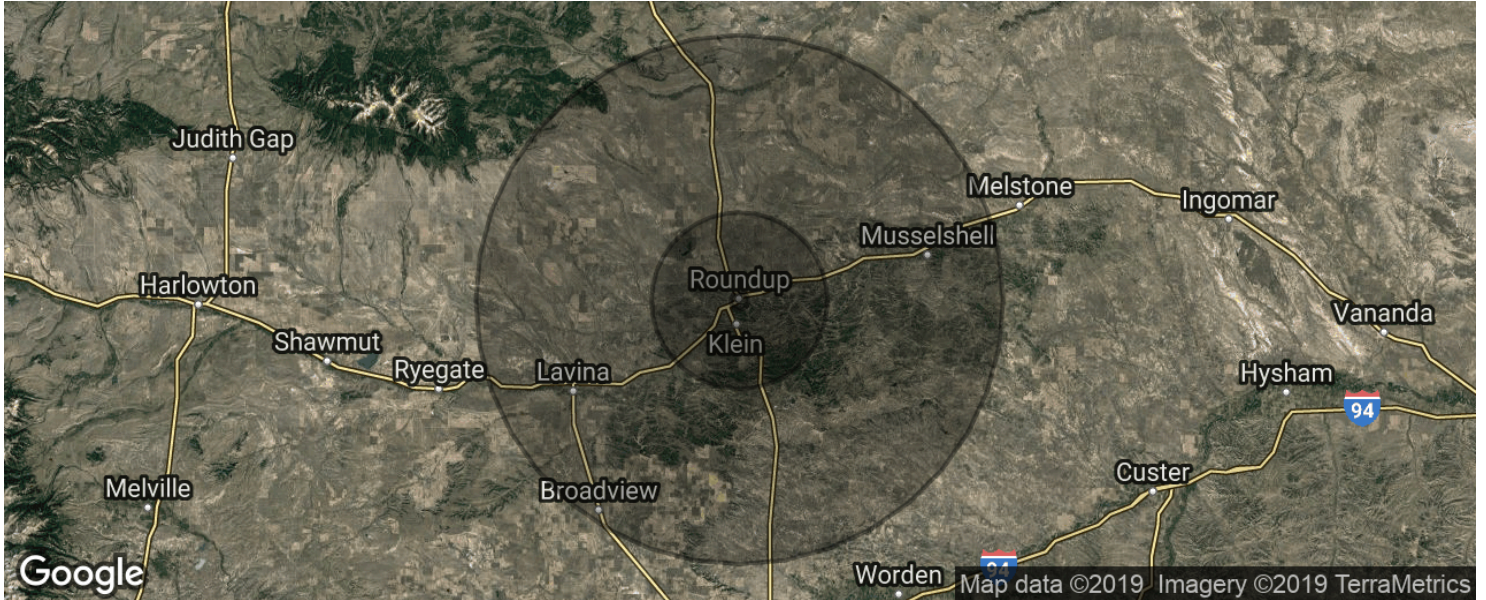
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POPULATION	1 MILE	10 MILES	30 MILES
Total population	3	394	5,158
Median age	71.9	54.7	47.8
Median age (Male)	71.5	54.4	47.7
Median age (Female)	72.0	54.8	48.0
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	1	186	2,233
# of persons per HH	3.0	2.1	2.3
Average HH income	\$88,112	\$47,372	\$60,277
Average house value			\$223,604

* Demographic data derived from 2010 US Census

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