



**COLDWELL  
BANKER  
COMMERCIAL**  
CBS

## 401 N 24TH STREET

For Sale \$220,000  
For Lease \$12 PSF NNN

AVAILABLE SPACE  
1,860 SF

ASKING PRICE  
\$220,000

### FEATURES

- Beautifully Remodeled Office Building
- Attractive Entryway with Built-In Work Stations
- 3 Offices
- Conference room
- 2 Bathrooms, One Includes Shower
- Kitchen with Refrigerator and Range



SALE / LEASE

CBCWORLDWIDE.COM

### OFFICE

George Warmer  
406.855.8946  
george@cbcmontana.com

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COLDWELL BANKER COMMERCIAL  
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1215 24th Street, Suite 240, Billings, MT 59102  
406.656.2001



# 401 N 24TH STREET

Billings, MT 59101

SALE



### OFFERING SUMMARY

Sale Price:	\$220,000
Available SF:	1,860 SF
Lot Size:	0.05 Acres
Year Built:	1947
Building Size:	1,860 SF
Renovated:	2011
Zoning:	Controlled Industrial
Price / SF:	\$118.28

### PROPERTY OVERVIEW

Originally \$265,000, Now Reduced to \$220,000!

### PROPERTY HIGHLIGHTS

- Beautifully Remodeled Office Building
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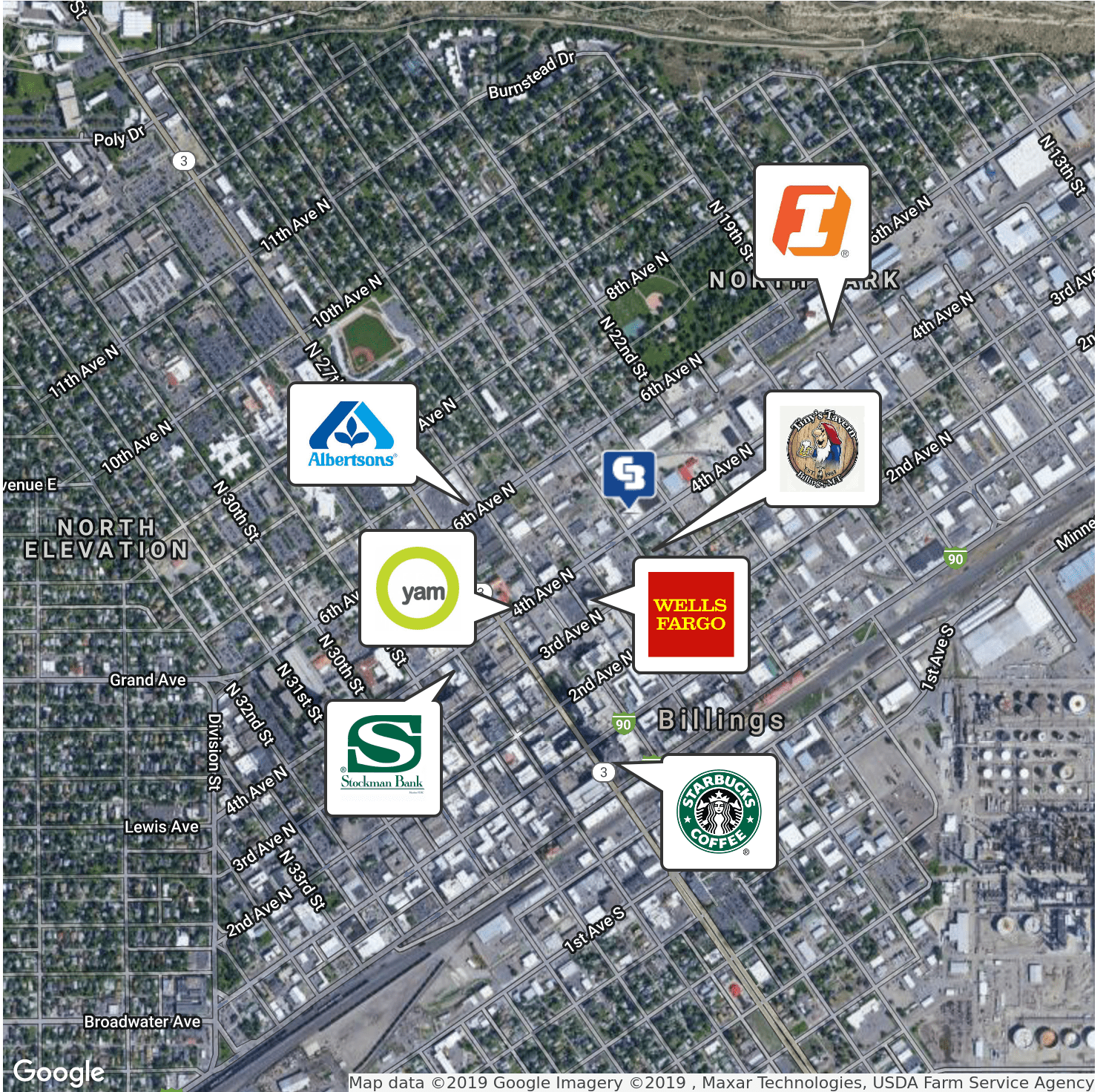
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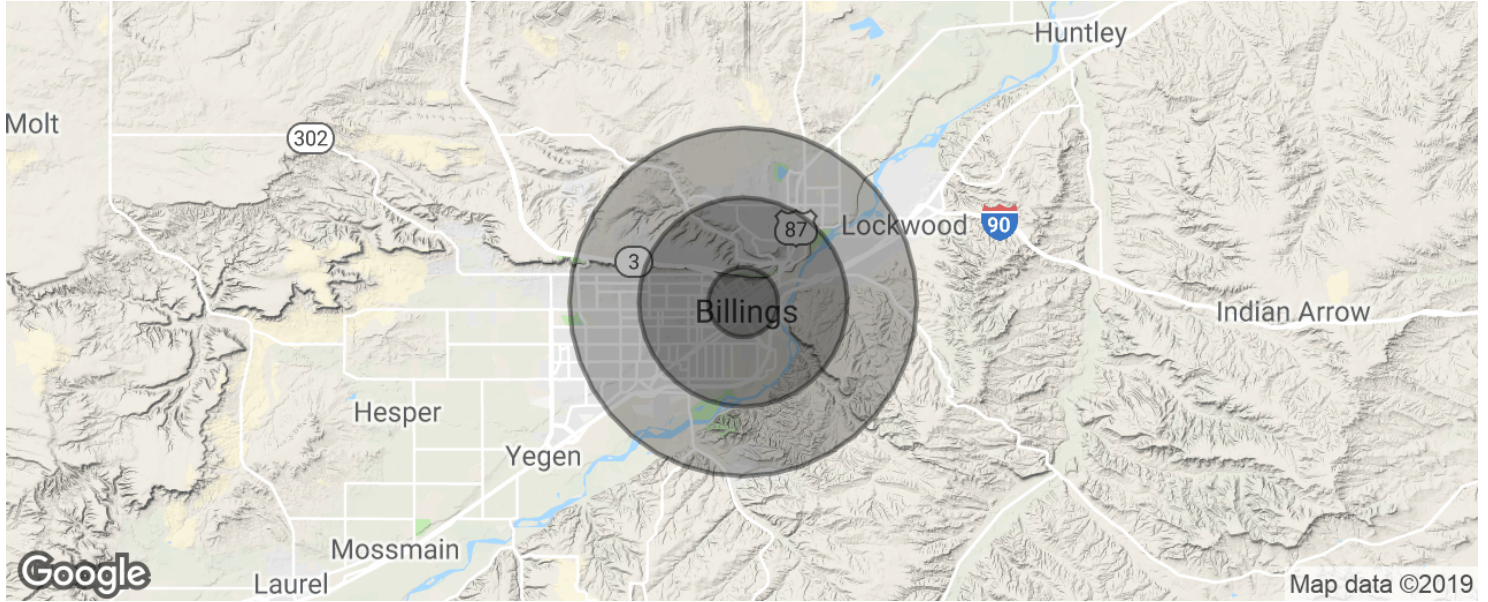
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# 401 N 24TH STREET

Billings, MT 59101

# SALE



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	7,777	58,220	100,188
Median age	35.8	34.6	35.9
Median age (Male)	35.4	33.4	34.4
Median age (Female)	35.7	36.5	38.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,563	24,794	42,456
# of persons per HH	2.2	2.3	2.4
Average HH income	\$37,634	\$50,475	\$53,681
Average house value	\$188,855	\$150,616	\$160,483

\* Demographic data derived from 2010 US Census

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