



**COLDWELL  
BANKER  
COMMERCIAL**

CBS

**FOR SALE**

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## **20 6TH ST W**

Roundup, MT 59072

AVAILABLE SPACE  
1,186 SF

ASKING PRICE  
\$138,500

### **AREA**

This retail/restaurant property is located on the busiest street in town where Highway 87 S enters Roundup, MT.

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### **OFFICE**

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1215 24th Street, Suite 240, Billings, MT 59102  
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## 20 6TH ST W

Roundup, MT 59072

SALE

Property Address:	20 6th St W, Roundup, MT 59072
Property Type:	Retail
Lot Size:	0.16 AC
Building Size:	1,186 SF
Rail Access:	N/A
Year Built:	1997

### PROPERTY OVERVIEW

This retail/restaurant property is located on the busiest street in town where Highway 87 S enters Roundup, MT. Built in 1997 and renovated in 2018, this property has no deferred maintenance and ready for a new owner to move right in. With concrete monolithic dome construction, it is extremely well built with no interior load bearing walls making the possibilities endless for future layouts of the building. Boasting a 1,060 SF patio, this 946 SF building operates like a 2,000 SF restaurant during the spring, summer and fall. The seller has spent the last year sprucing up what was previously the the Blue Star Espresso with new interior paint, exterior paint, patio stain, upgraded plumbing and literally ensuring there is no deferred maintenance for a new owner. While this building was previously a coffee shop, it could be the future home to an ice cream shop, sandwich place, local retailer, wine bar or even be converted into a single family residence.

### LOCATION OVERVIEW

This retail/restaurant property is located on the busiest street in town where Highway 87 S enters Roundup, MT.



### SALE HIGHLIGHTS

- 946 SF Retail/Restaurant Building
- 240 SF Garage
- 1,060 SF Deck
- 7,000 SF Lot
- Built in 1997
- Concrete monolithic dome construction (34 ft Diameter, 13 ft Ceiling)
- No deferred maintenance
- New windows, new faucets, new paint, new siding and new roof
- Coffee shop furniture, fixtures & equipment negotiable

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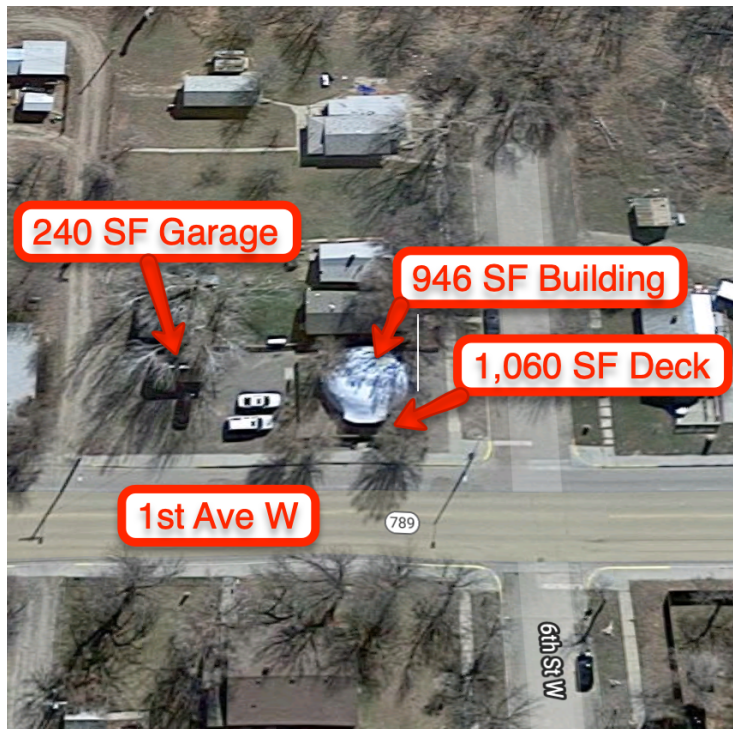
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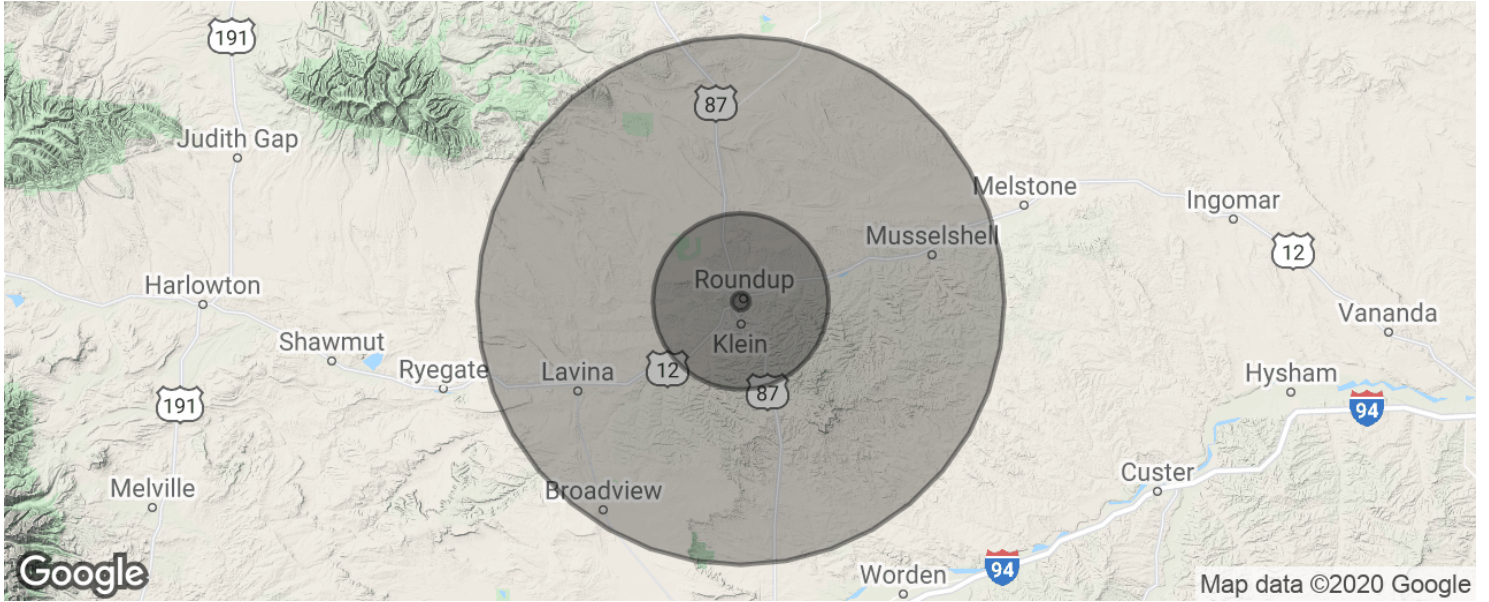






## 20 6TH ST W

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POPULATION	1 MILE	10 MILES	30 MILES
Total population	3	394	5,189
Median age	71.9	54.7	47.7
Median age (Male)	71.5	54.4	47.6
Median age (Female)	72.0	54.8	47.9
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	1	186	2,240
# of persons per HH	3.0	2.1	2.3
Average HH income	\$88,112	\$47,372	\$60,765
Average house value			\$224,377

\* Demographic data derived from 2010 US Census

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