

# 112 N 28TH ST

## CONDO UNITS FOR SALE

112 N 28th St  
Billings, MT 59101

AVAILABLE SPACE  
17,986 SF

### FEATURES

- Apartment Unit 201 \$ 351,902
- Apartment Unit 202 \$ 238,765
- Apartment Unit 203 \$ 286,465
- Main Floor Unit 101 \$ 504,465
- Main Floor Unit 102 \$ 636,675
- Basement Unit B01 \$ 121,800

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### MIXED USE

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### OFFERING SUMMARY

Sale Price:	\$2,140,090
Available SF:	14,034 SF
Lot Size:	0.16 Acres
Year Built:	1916
Building Size:	17,986 SF
Renovated:	2015
Zoning:	Central Business District
Price / SF:	\$195 to \$265

### PROPERTY OVERVIEW

Beautiful mixed-use building includes 7,385 SF of fully leased retail space on the main floor and three recently remodeled apartments on the second floor comprising over 3,215 SF. Each apartment is spacious in size and offers two bedrooms and up to date kitchen and appliances. The two larger units are fully furnished and leased primarily for corporate use or Air B & B. Additional basement space of 4,488 SF is available for s

Located on a prime location in the historic Broadway Ave of downtown Billings. This beautifully remodeled building benefits from its close proximity to other attractive historic buildings and hotels such as the Stapleton Building and Northern Hotel. The property is located in the most active retail and food sector just off Broadway Abe and 1st Ave N.

### PROPERTY HIGHLIGHTS

- Located in Historic Section of Downtown
- Retail main floor comprised of two fully leased units - 7,385 SF
- Three recently remodeled second-floor apartments - 3,215 SF
- Basement available for storage 4,488 SF
- Attractive Investment Opportunity

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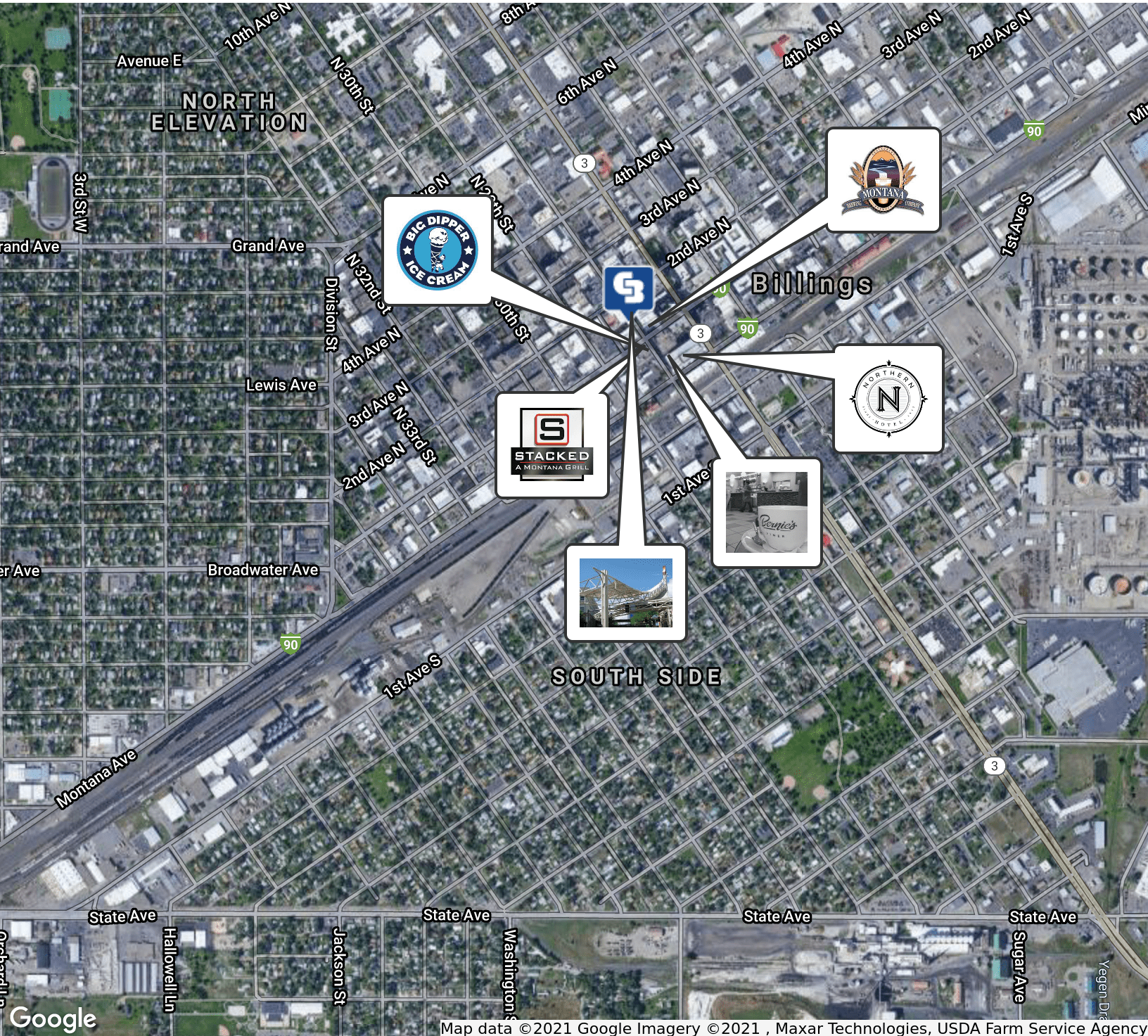
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### UNIT 101

\$504,465 (\$195 PSF)

2587 SF

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### UNIT 102

\$636,675 (\$195 PSF)

3265 SF

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### UNIT 201

Remodeled two bedroom and two bathroom unit includes appliances and is currently leased. Access to unit located off rear of building and located on west end of roof top. Windows on three sides for abundant light.

\$351,920 (\$265 PSF)

1328 SF

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### UNIT 202

Remodeled and furnished to attract the Air B & B renter looking for a luxury downtown experience. Large windows offers views of Broadway. Direct access to unit from Broadway. Unit includes two bedrooms and two bathrooms.

\$238,765 (\$265 PSF)

901 SF

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### UNIT 203

Remodeled and furnished to attract the Air B & B renter looking for a luxury downtown experience. Large windows offers views of Broadway. Direct access to unit from Broadway. Unit includes two bedrooms and two bathrooms.

\$286,465 (\$265 PSF)

1081 SF

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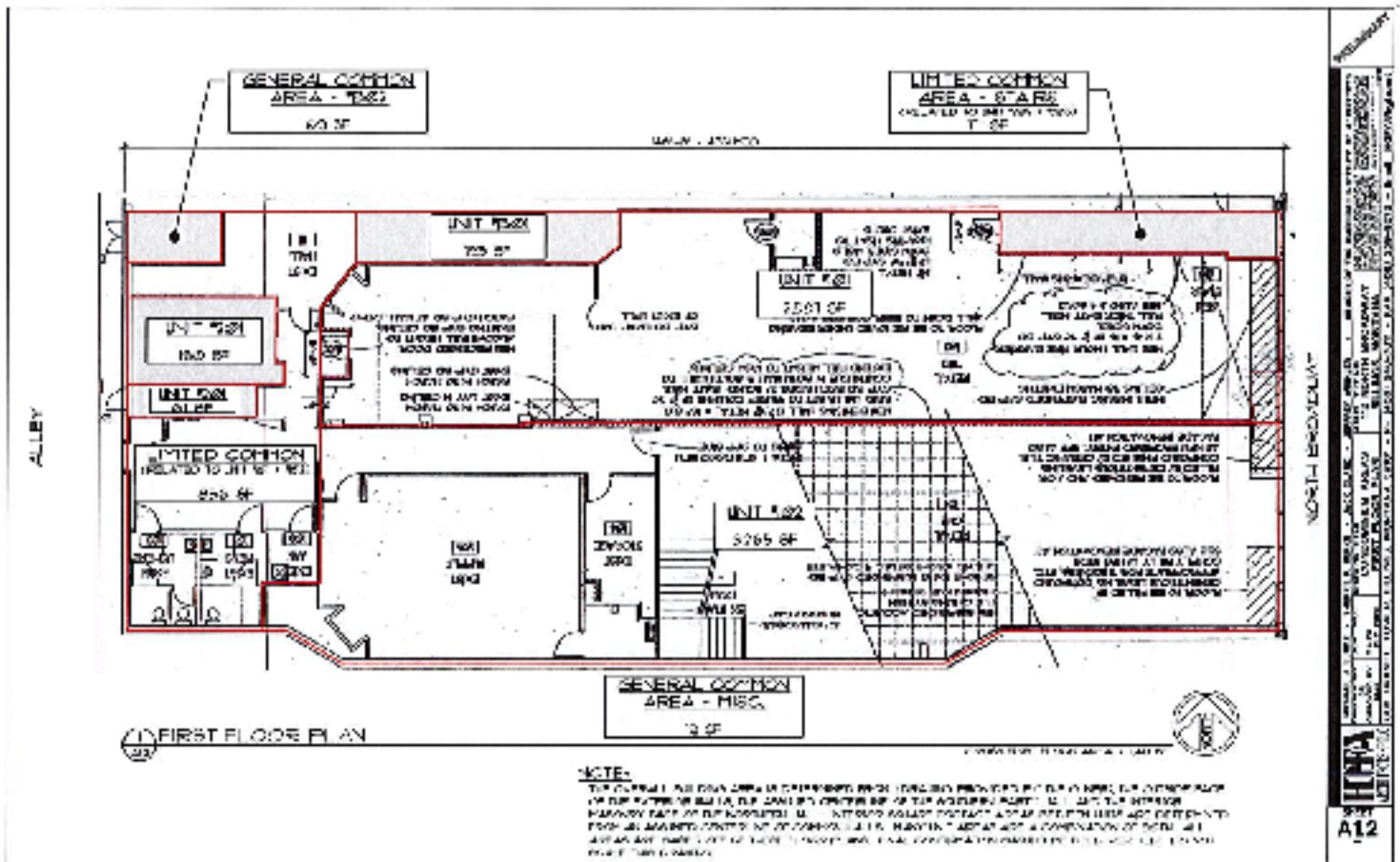
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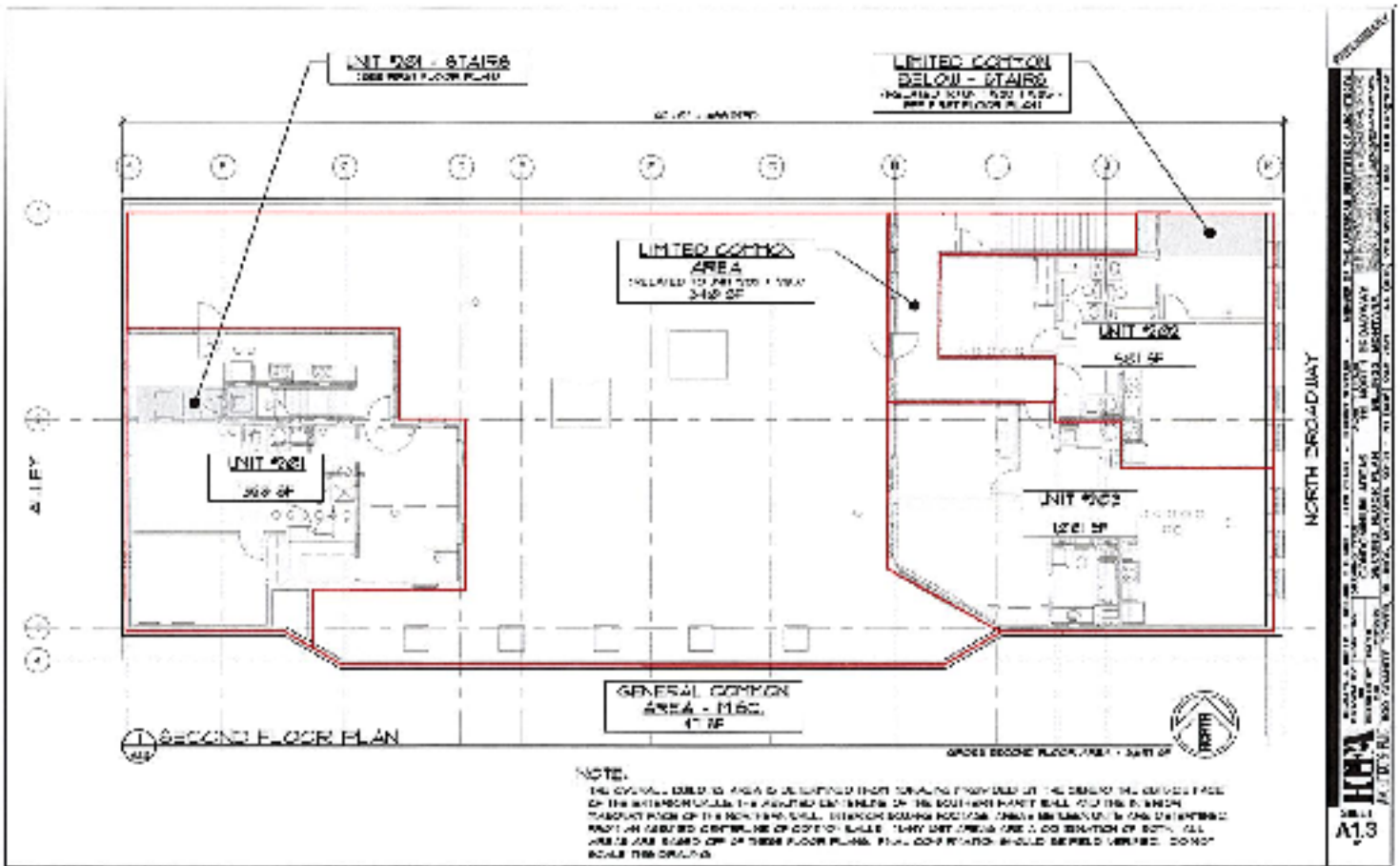
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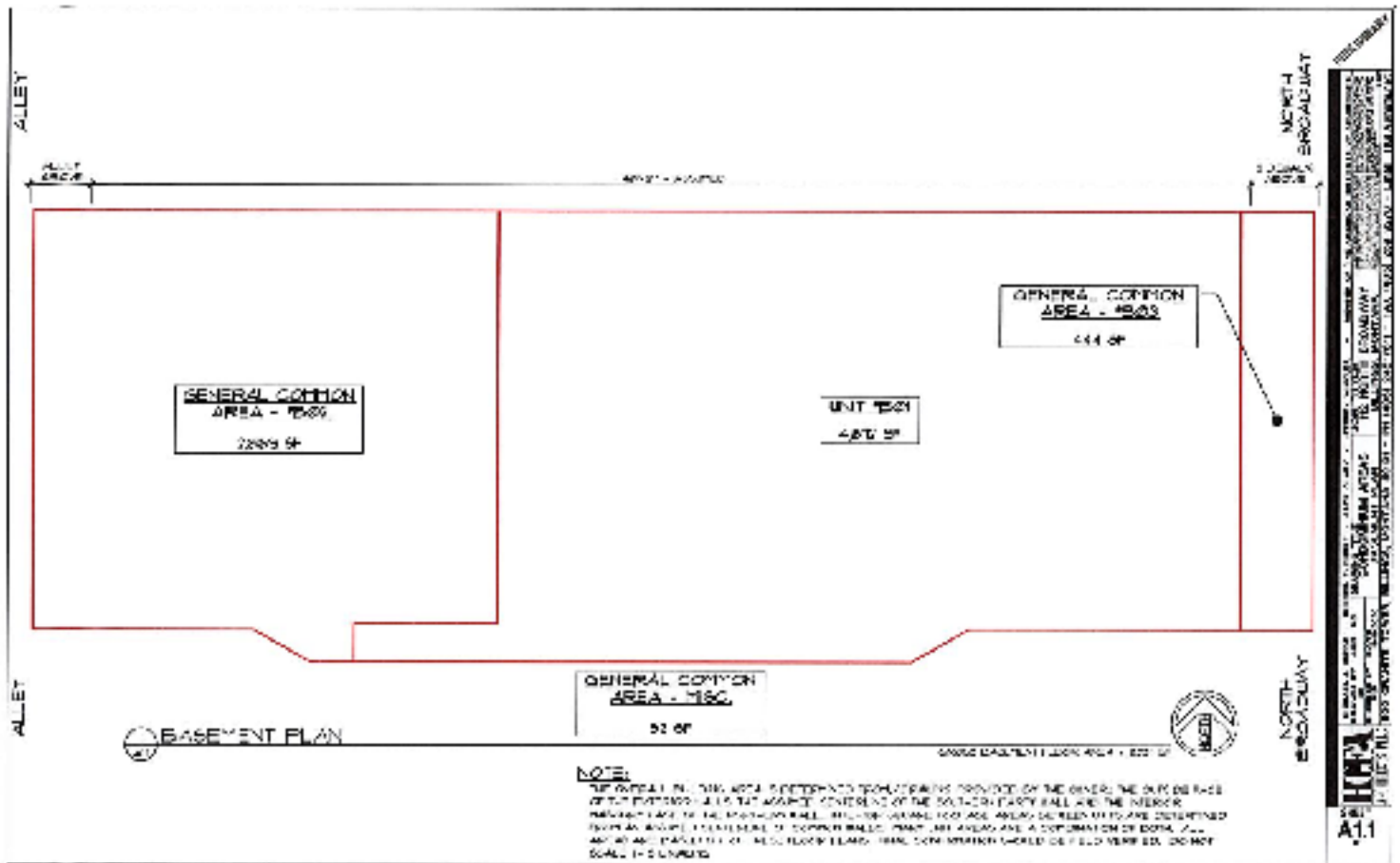


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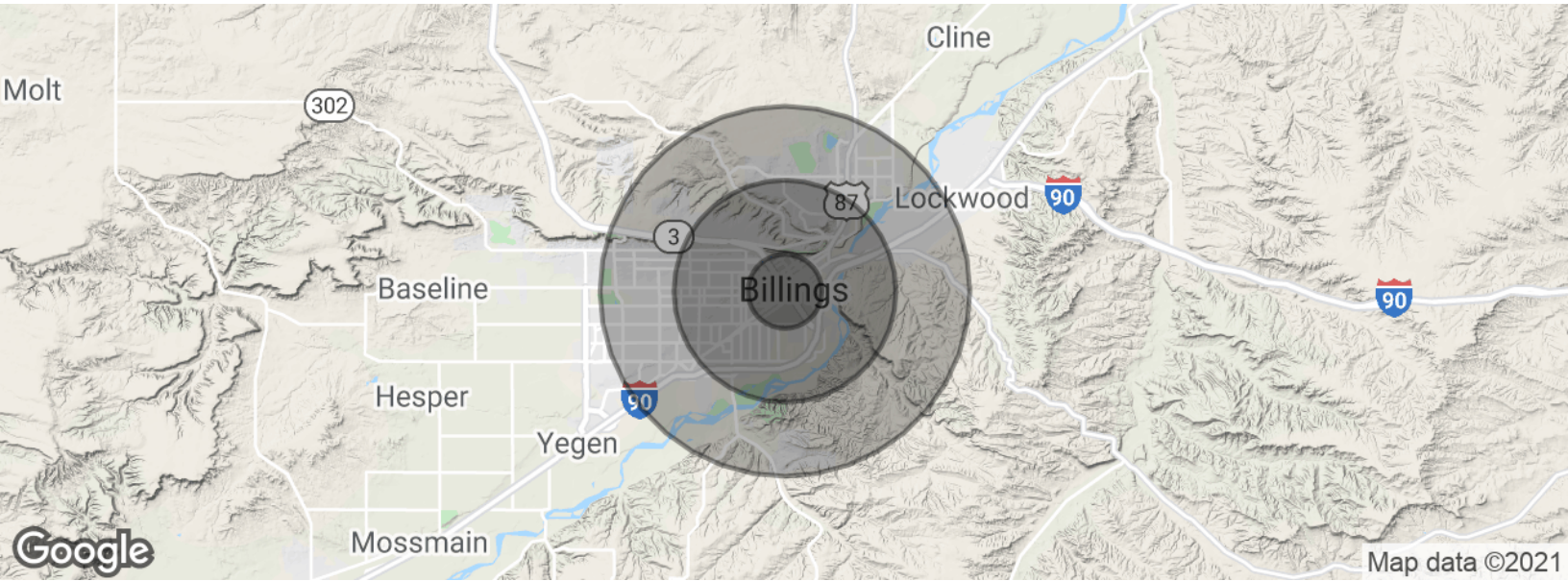
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,019	57,346	100,707
Median age	35.1	34.4	36.0
Median age (Male)	34.8	33.2	34.6
Median age (Female)	34.9	36.5	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,049	24,463	42,632
# of persons per HH	2.2	2.3	2.4
Average HH income	\$39,537	\$49,911	\$54,122
Average house value	\$177,966	\$150,762	\$162,615

\* Demographic data derived from 2010 US Census

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