



**COLDWELL  
BANKER  
COMMERCIAL**  
CBS

# FOR SALE

## 1030 S. 24TH STREET WEST

Billings, MT 59102

### AVAILABLE SPACE

2,420 SF

### ASKING PRICE

\$399,000

### AREA

1030 S 24th St W is a professional office condo located on the West End of Billings, MT boasting a high traffic count of over 15,000 cars per day. This property is conveniently located near Costco, Jake's Restaurant, Dos Macho's and numerous other retailers. Adjacent neighbors to 1030 S 24th St W include professional service firms such as Pricicare Staffing Solutions, Prime Medical Supply, Premier Dental Labs, Burns Insurance and Rimrock Art & Frame. This property was previously occupied by an accounting firm. If you are looking for a professional office setting with excellent retail exposure on the West End, this property is for you!



### OFFICE

Nathan Matelich

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



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# SALE



## OFFERING SUMMARY

Sale Price: \$399,000

Lot Size: 1.27 Acres

Building Size: 2,420 SF

Zoning: Controlled Industrial

Price / SF: \$164.88

## PROPERTY OVERVIEW

Office Condo for Sale at \$399,000

2,420 SF

3 Offices

1 Conference room

Reception Area

Extra Work Space or File Storage Area

Break Room with Kitchenette

2 ADA Bathrooms

Garage/Storage Area with Overhead Door

HOA = \$1,740/year

2018 Taxes = \$3,073

Built in 1998

NOTE: Seller financing available for qualified buyers. 20% downpayment. 15 year amortization. 6% interest rate. 5 year balloon payment, but could be extended if mutually agreed upon.

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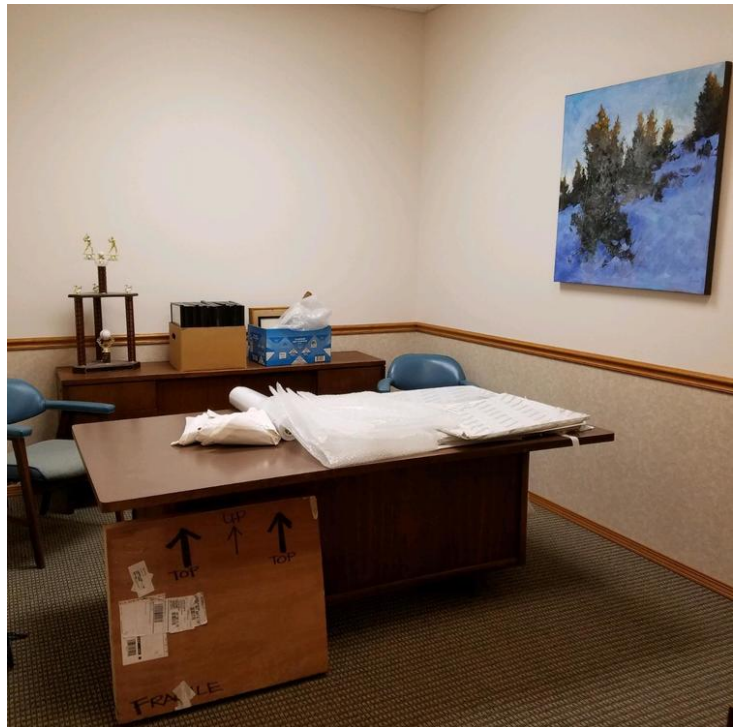
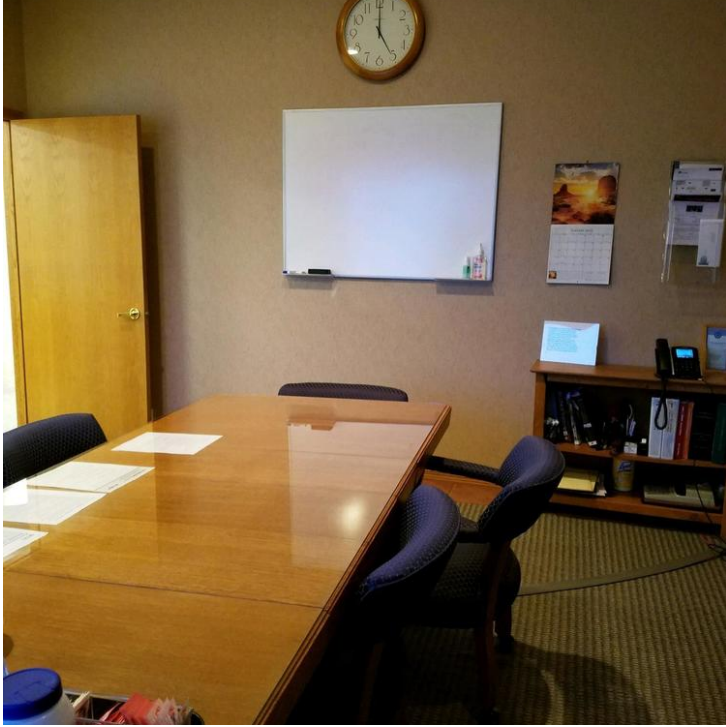
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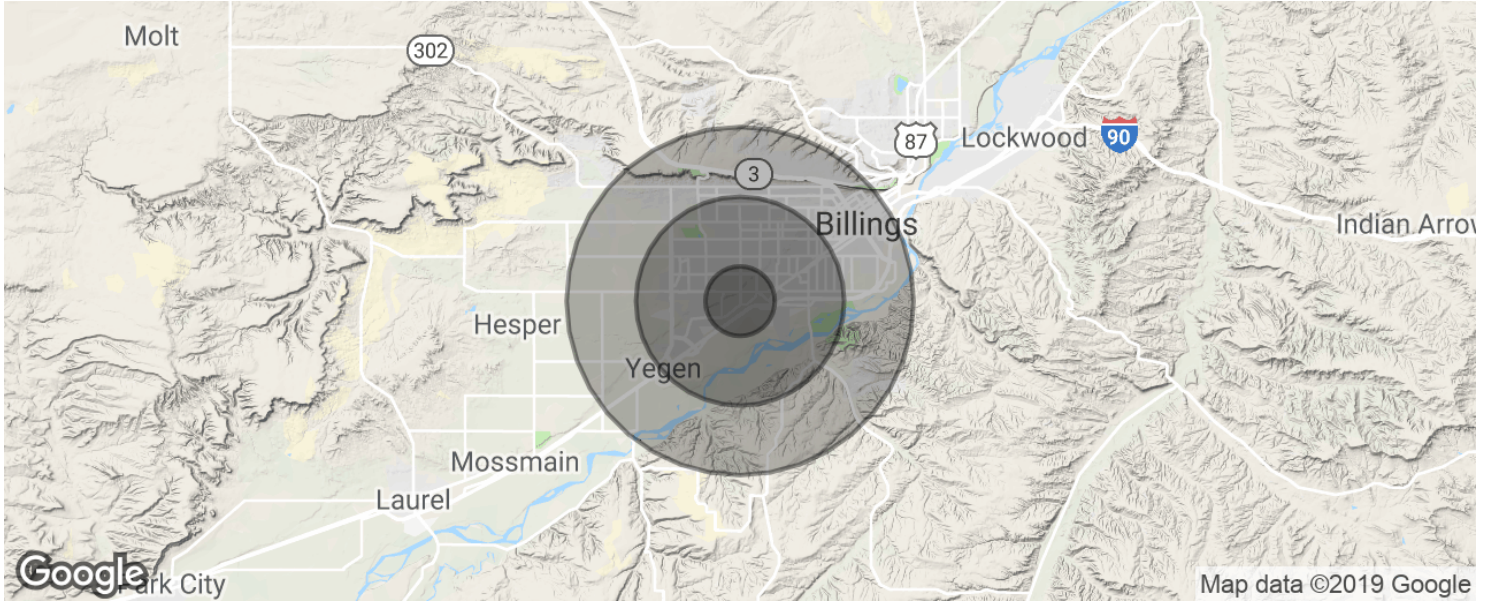
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	3,530	45,301	93,832
Median age	37.1	38.2	38.4
Median age (Male)	35.6	36.0	36.4
Median age (Female)	38.9	39.7	40.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,566	20,620	41,454
# of persons per HH	2.3	2.2	2.3
Average HH income	\$54,338	\$55,304	\$58,491
Average house value	\$154,911	\$167,449	\$191,117

\* Demographic data derived from 2010 US Census

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