



**COLDWELL
BANKER
COMMERCIAL**
CBS

640 SAINT JOHNS

Billings, MT 59101

AVAILABLE SPACE

4,800 SF

ASKING PRICE

\$480,000

AREA

Unique all year round business opportunity for sale. Lawn care, Christmas Lights & Snow Removal Business. Price includes real property and equipment. Financial information is available to qualified buyers.



FOR SALE

CBCMONTANA.COM

OFFICE

Todd Sherman

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George Warmer

406.855.8946

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



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SALE



OFFERING SUMMARY

Sale Price:	\$480,000
Lot Size:	0.62 Acres
Year Built:	1946
Building Size:	4,800 SF
Zoning:	Community Commercial
Price / SF:	\$100.00

PROPERTY OVERVIEW

Trusted Reputable Commercial lawn mowing, landscape maintenance, Snow removal, and Christmas light installation business for sale

Sale includes business, equipment, and real estate

7 full-time experienced employees

Built in growth opportunities

Year round business

Centrally located

Large shop with loading dock and ramp

Recurring income: Mowing, Sprinklers, Power raking, Aerating, Fertilizer/Weed control, Snow removal, Christmas lights

Owner willing to assist in the turnover/transition of the business

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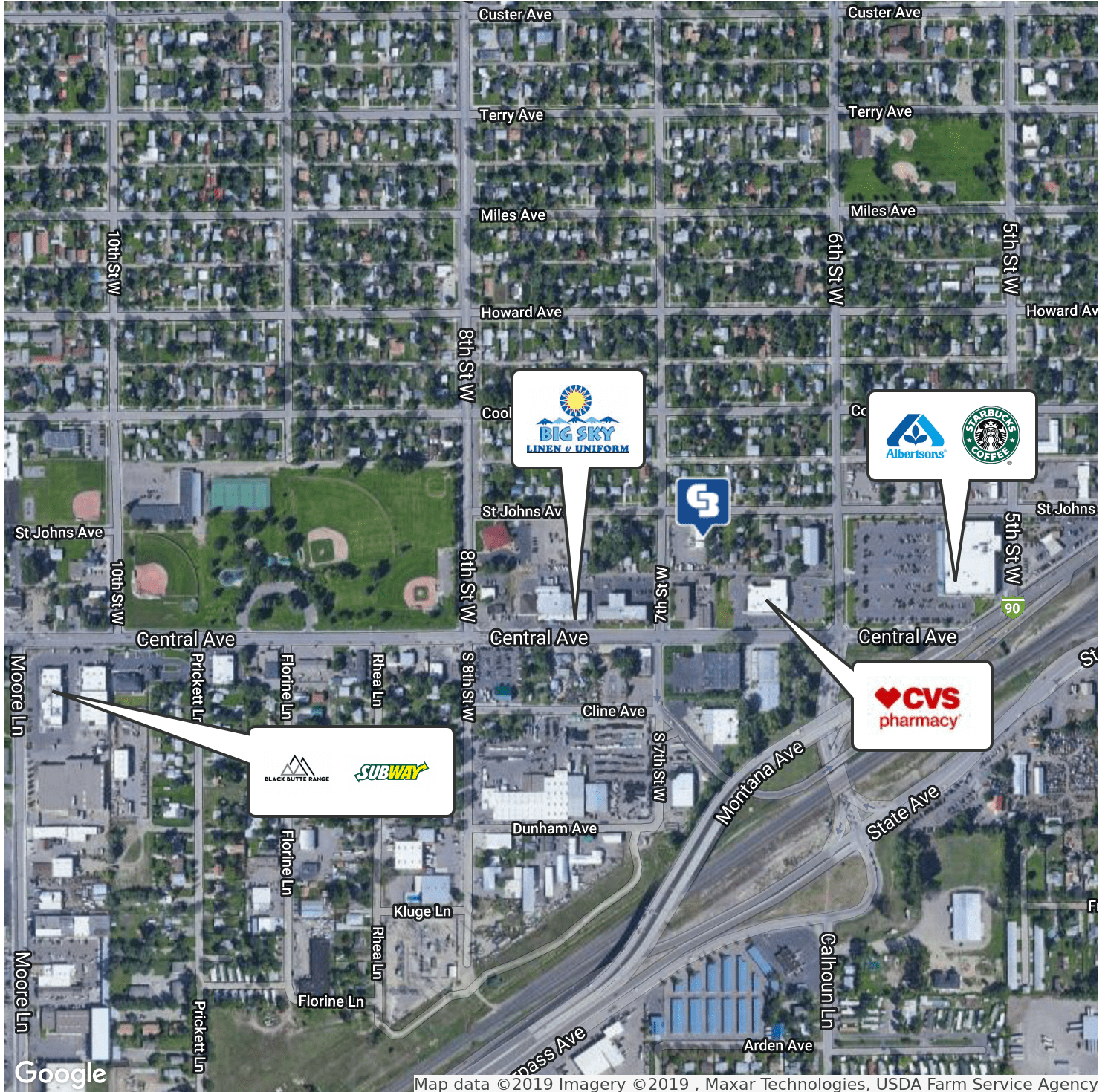
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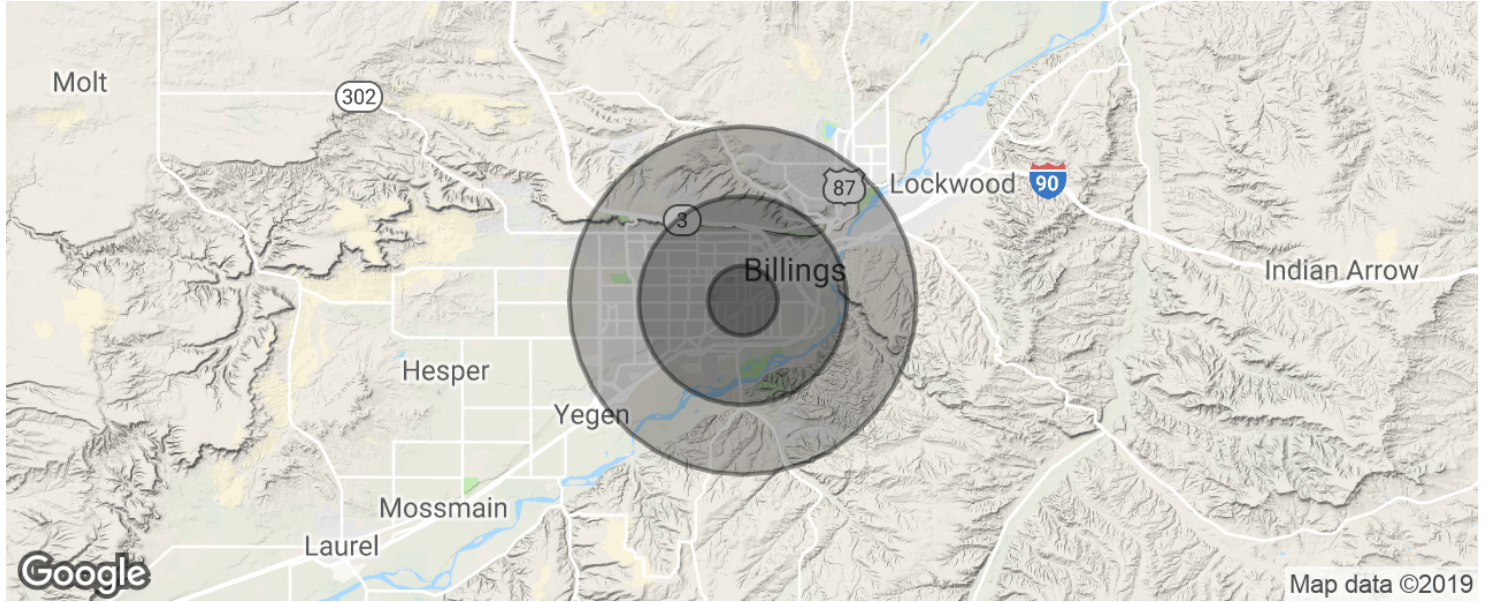
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,764	29,466	67,843
Median age	36.8	36.4	35.5
Median age (Male)	35.0	34.4	33.9
Median age (Female)	38.4	38.4	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,607	12,038	28,098
# of persons per HH	2.6	2.4	2.4
Average HH income	\$68,301	\$60,866	\$54,385
Average house value		\$164,123	\$164,145

* Demographic data derived from 2010 US Census

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