



**COLDWELL
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CBS

FOR SALE

PERKINS BUILDING

\$1,850,000

825 N 27th St
Billings, MT 59101

FEATURES

- Triple Net Lease Perkins Real Estate for Sale \$1.85 million
- CVS as co-tenant
- 7.05% CAP rate
- 9+ years left on lease
- New roof installed in 2017
- Perkins restaurant has been in business at this locations since 1988
- Located on a main artery with great visibility & signage
- Financials available with signed NDA



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OFFICE

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SALE



OFFERING SUMMARY

Sale Price:	\$1,850,000
Cap Rate:	7.05%
NOI:	\$130,425
Lot Size:	0.85 Acres
Year Built:	1960
Building Size:	9,639 SF
Renovated:	1998
Zoning:	Community Commercial
Price / SF:	\$191.93

PROPERTY OVERVIEW

This Perkins has an ideal location with great real estate in Billings, MT. Located in the prime Medical and retail corridor, this location has high traffic counts with 18,000+ cars per day on North 27th Street. Many area attractions & amenities are in close proximity including Dehler Park, Starbucks, City Brew, Hospitals, Hotels, Local & National Banks, CVS, FedEx, Albertsons, Hardees, KFC, Montana State University Billings, Gas Stations & is a stones throw from Downtown Billings. Outside magazine ranked Billings as the #1 best place to live in the US. As the largest city in Montana, Billings boasts a population of 110,000 people and has very strong demographics. Billings has enjoyed a 6% growth rate since the last census and level, consistent growth over the last 20 years. This absolute NNN Perkins offers investors a great opportunity to own a "mailbox money" investment vehicle. The property has a strong lease structure with 9+ years remaining and no landlord responsibilities.

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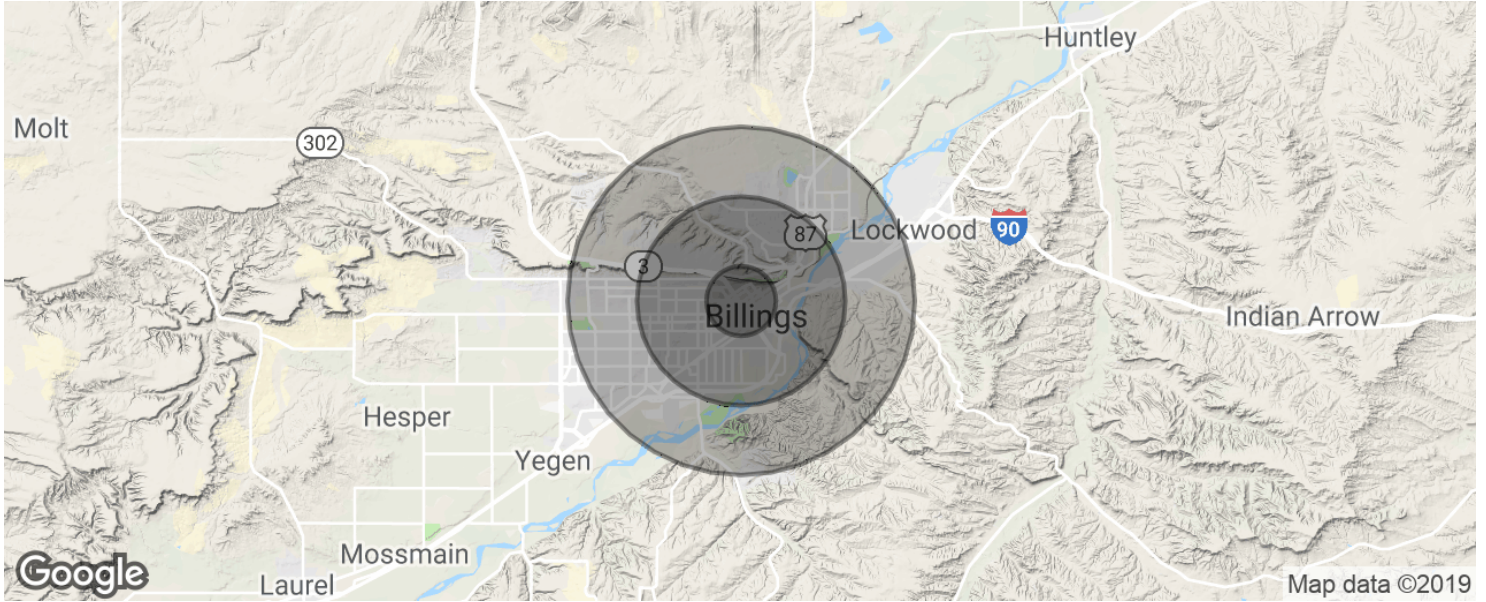
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,189	62,618	103,785
Median age	35.6	34.4	36.2
Median age (Male)	34.9	33.1	34.8
Median age (Female)	36.4	36.7	38.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,299	26,688	43,914
# of persons per HH	2.1	2.3	2.4
Average HH income	\$42,110	\$51,302	\$54,643
Average house value	\$219,849	\$154,953	\$165,186

* Demographic data derived from 2010 US Census

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