

SALE

### 3018 1ST AVENUE NORTH

Billings, MT 59101

AVAILABLE SPACE 21,735 SF

ASKING PRICE \$1,425,000

#### AREA

15,000+ Cars per day traffic count on 1st Avenue North

Within the walking brewery district downtown. Rare site with private off street parking. This is a historical property with a plethora of uses waiting to be capitalized upon. With limited restrictions one could certainly acquire the real estate and lease this to multiple tenants such as a retail department store, art gallery, or restaurant. Other uses the structure and zoning would allow entail vehicle repair, or fabrication shop, or light manufacturing with the barrier wall to the shop. Lease 1-10 of the studio apartment units or AirBnB to executives who love to work and play downtown!



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### **Retail Industrial Multifamily**

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Billings, MT 59101





### PROPERTY OVERVIEW

1,425,000	Multi-Use, Retail, Multi-Occupancy Property Zoned Central Business District - 21,735 SF Building. - 14,000 SF Lot.
14,000 SF	- 15+/- off street parking Spaces!!! Rare for Downtown!!! - 3 levels with working freight elevator to Basement. Cold Storage basement with power and freight elevator. 7905 SF
1917	Retail Space 7905 SF - 130 Feet of frontage. Large windows with display. - Rear of Building provides ease for deliveries/Inventory with OH door. - Previously leased for \$3500 mo for 12 months to a Motorcycle dealer.
21,735 SF	10 Studio Apartments 60 - 90% Occupancy 2015-2019 - 9 Units *Approximately \$750 mo.
Il Business District	<ul> <li>- 1 Unit currently leased @ \$1000 mo.</li> <li>- Air BnB in 2018 was successful.</li> <li>- Many remodeled rooms and historical designs remain.</li> <li>Shop 5305 SF</li> <li>- 3 - 10-14,000 lb Floor lifts</li> </ul>
\$65.56	<ul> <li>- 3 - 10-14,000 ib Floor links</li> <li>- 4 - 12 ft OH Doors</li> <li>- Could be demised into 4 loft apartments!</li> <li>*Seller will consider 12 mo. lease back or consider tenant proposals on this space.</li> </ul>

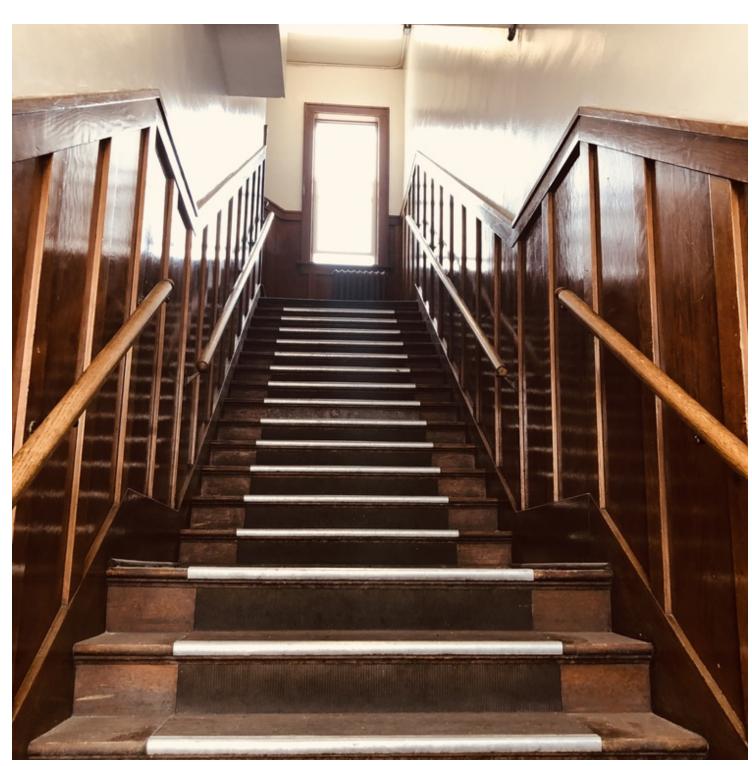
#### **S COLDWELL BANKER COMMERCIAL** CBS

### **OFFERING SUMMARY**

Sale Price:	\$1,425,000
Lot Size:	14,000 SF
Year Built:	1917
Building Size:	21,735 SF
Zoning:	Central Business District
Price / SF:	\$65.56

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,839	57,634	101,112
Median age	34.7	34.3	36.1
Median age (Male)	34.6	33.2	34.7
Median age (Female)	34.6	36.4	38.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME Total households	<b>1 MILE</b> 4,387	<b>3 MILES</b> 24,625	<b>5 MILES</b> 42,985
Total households	4,387	24,625	42,985

\* Demographic data derived from 2010 US Census

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