



**COLDWELL
BANKER
COMMERCIAL**

CBS

2124 REHBERG LANE

Billings, MT 59102

AVAILABLE SPACE

5,720 SF

ASKING PRICE

\$749,000

AREA

Northwest 4-plex near schools, shopping, and dining.



FOR SALE

CBCMONTANA.COM

OFFICE

David Mitchell

406.794.3404

d@cbcmontana.com

©2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial CBS. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.

**COLDWELL BANKER COMMERCIAL
CBS**

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



2124 REHBERG LANE

Billings, MT 59102

SALE



OFFERING SUMMARY

Sale Price:	\$749,000
Lot Size:	0.23 Acres
Year Built:	2014
Building Size:	5,720 SF
Zoning:	Residential 6000
Price / SF:	\$130.94

PROPERTY OVERVIEW

- * 2 bed, 2 bath apartments (1,400 sqft each unit)
- * Built in 2014, very durable and easy to maintain
- * Continuously leased out
- * Minimal landlord responsibilities
- * 6% cap
- * Handicap accessible interior units
- * Washer/dryer hookups in each unit
- * Great location to downtown and West end
- * Privacy, convenience, and high quality

CBCMONTANA.COM

David Mitchell
 406.794.3404
 d@cbcmontana.com



**COLDWELL
BANKER
COMMERCIAL**

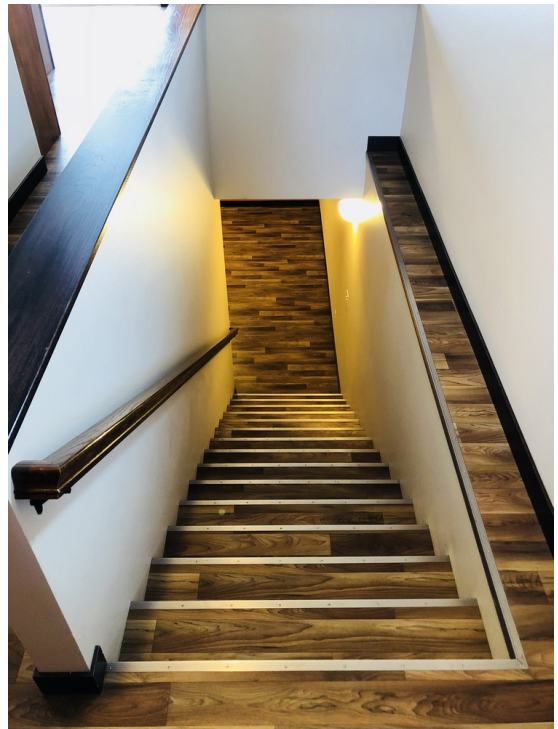
CBS



2124 REHBERG LANE

Billings, MT 59102

SALE



CBCMONTANA.COM

David Mitchell
406.794.3404
d@cbcmontana.com



**COLDWELL
BANKER
COMMERCIAL**

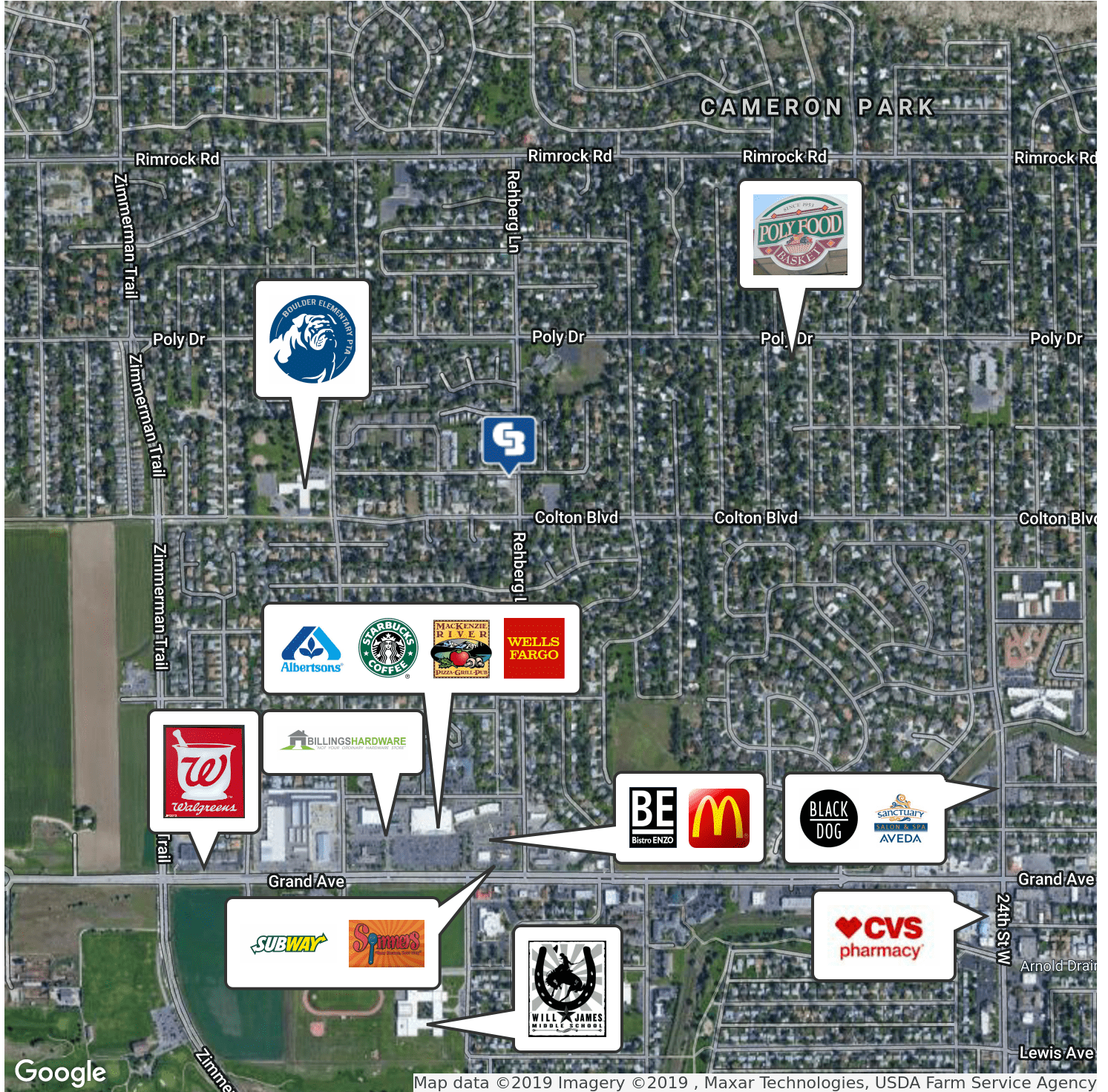
CBS



2124 REHBERG LANE

Billings, MT 59102

SALE



Google

Map data ©2019 Imagery ©2019, Maxar Technologies, USDA Farm Service Agency

CBCMONTANA.COM

David Mitchell
 406.794.3404
 d@cbcmontana.com



COLDWELL BANKER COMMERCIAL

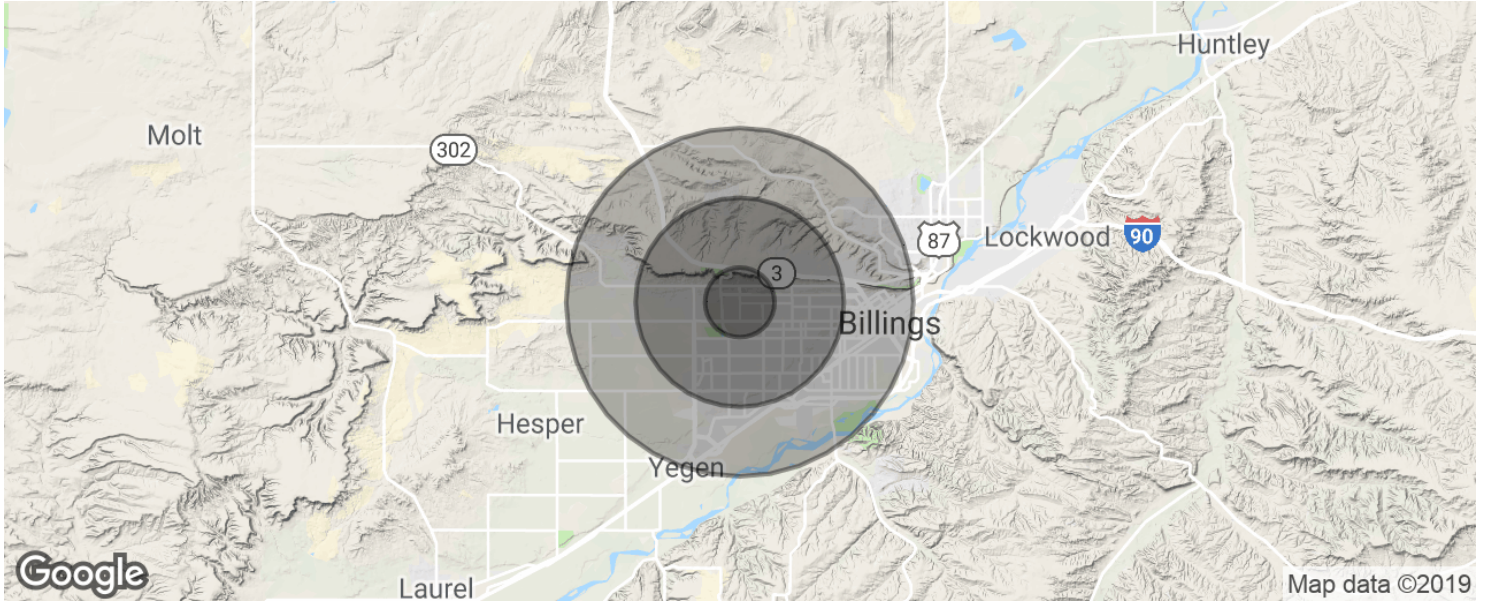
CBS



2124 REHBERG LANE

Billings, MT 59102

SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,922	51,938	86,913
Median age	48.7	41.7	39.0
Median age (Male)	46.6	39.4	36.9
Median age (Female)	50.4	43.6	41.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,269	23,058	38,346
# of persons per HH	2.3	2.3	2.3
Average HH income	\$75,988	\$64,536	\$63,192
Average house value	\$237,084	\$204,881	\$209,681

* Demographic data derived from 2010 US Census

CBCMONTANA.COM

David Mitchell
406.794.3404
d@cbcmontana.com



**COLDWELL
BANKER
COMMERCIAL**

CBS