



**COLDWELL
BANKER
COMMERCIAL**
CBS

FOR SALE

609 CHARLES ST

Billings, MT 59102

AVAILABLE SPACE

18,481 SF

ASKING PRICE

\$1,400,000

AREA

609 Charles is the type of investment property that you can be proud to own for many years to come. Built in 2011, every part of this property has been overbuilt and over-engineered to last a lifetime. Located just off of Monad Rd and Laurel Rd, 609 Charles enjoys a central location making it convenient for tenants and mini storage tenants alike. With it's new construction and diverse rental income stream, 609 Charles is the ideal investment property for anyone looking for a high quality and low maintenance income property.



CBCMONTANA.COM

OFFICE

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



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OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	1.45 Acres
Year Built:	2011
Building Size:	18,481 SF
Zoning:	Controlled Industrial
Price / SF:	\$75.75

PROPERTY OVERVIEW

- *Mini storage + office/warehouse building investment property for sale
- *18,481 SF of buildings
- *High quality construction, "overbuilt" buildings will last a lifetime
- *Warehouse: Free span metal building with bathroom & 2 qty 14 ft overhead doors
- *7,812 SF warehouse rented to national tenant till August 2022 for \$5,300/mo, tenant has options to renew through August 2034
- *Office: Tastefully finished with reception, 3 large offices, 2 bathrooms, conference room, break room with kitchenette & open space for work stations
- *3,254 SF office rented to regional tenant till May 2020 for \$1,950/mo, tenant has options to renew through May 2026
- *45 mini storage units rented for \$85 (10' x 15' units) to \$110/mo (10' x 25' units)
- *Magic City Mini Storage: <https://www.magiccitystorage.com/>

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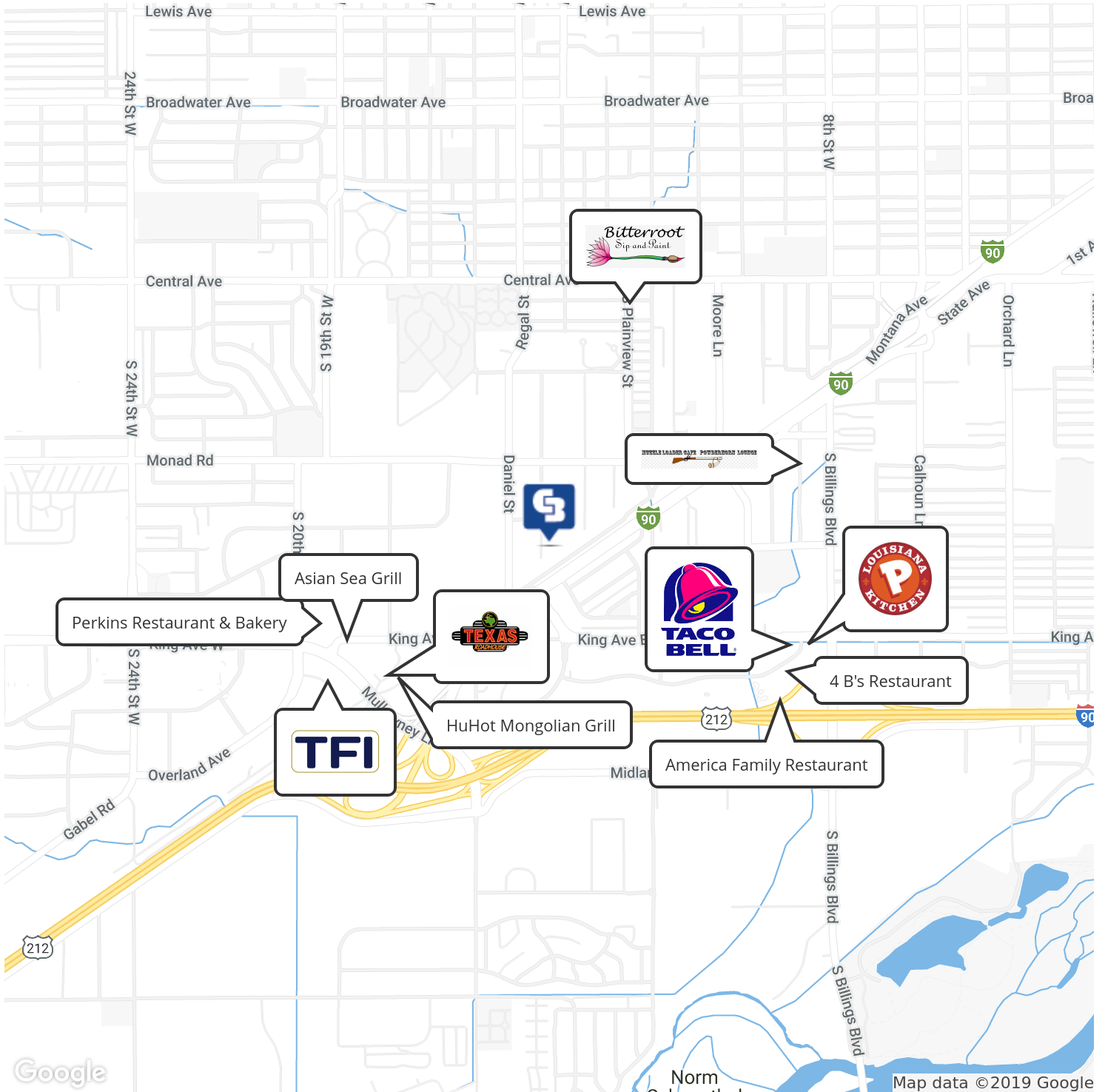
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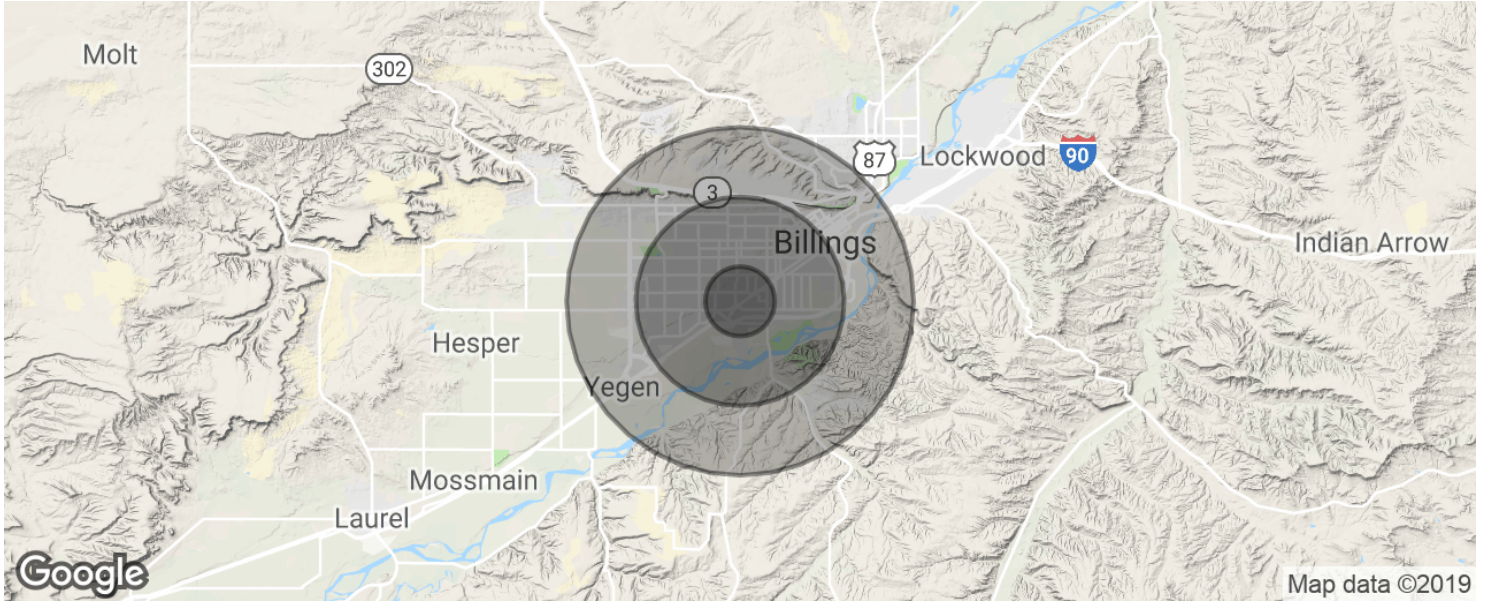
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,142	56,780	105,839
Median age	36.2	36.0	37.8
Median age (Male)	34.8	34.3	36.1
Median age (Female)	37.9	39.0	39.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,628	25,157	46,275
# of persons per HH	2.3	2.3	2.3
Average HH income	\$51,524	\$53,269	\$55,699
Average house value	\$154,156	\$166,105	\$180,242

* Demographic data derived from 2010 US Census

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