



**COLDWELL  
BANKER  
COMMERCIAL**  
CBS

# FOR SALE

## 3402 - 3412 5TH AVE S

Billings, MT 59101

### AVAILABLE SPACE

4,542 SF

### ASKING PRICE

\$266,900

### AREA

3402-3412 5th Ave S consists of a 4 plex with updated units and 1 large house that has been fully rented. 2019 improvements include new roof, new gutters, 10-12 new windows, fully remodeled large house and new hot water heaters for 4 plex. Unit 4 has been remodeled from the studs in and the rest of the units in the 4 plex have some updates.

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### OFFICE

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## OFFERING SUMMARY

Sale Price:	\$266,900
Number Of Units:	5
Lot Size:	0.16 Acres
Building Size:	4,542 SF
Zoning:	Residential 6000
Price / SF:	\$58.76

## PROPERTY OVERVIEW

- \*5 Plex: 4 Plex + Single Family Home
- \*PRICE REDUCED TO \$266,900
- \*Professionally managed
- \*Unit 1 (studio) - \$500/mo
- \*Unit 2 (studio) - \$650/mo
- \*Unit 3 (studio) - \$500/mo
- \*Unit 4 (studio) - \$390/mo
- \*Single Family Home (4 bed, 1.5 bath) - \$1,050/mo
- \*10.1% Cap Rate with management, 11% Cap Rate without management

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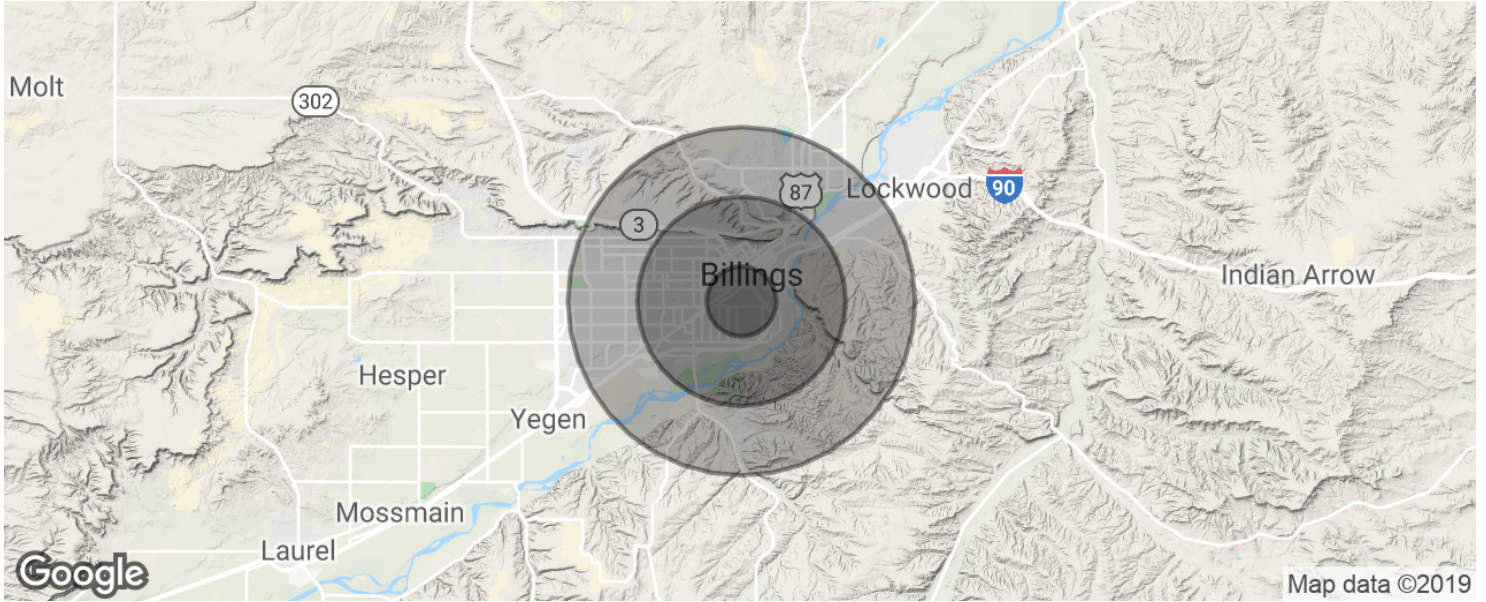


Map data ©2019 Google



### 3402 - 3412 5TH AVE S

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	8,831	50,924	96,139
Median age	34.0	34.3	35.9
Median age (Male)	34.4	33.5	34.5
Median age (Female)	33.5	36.0	37.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,537	21,852	40,937
# of persons per HH	2.5	2.3	2.3
Average HH income	\$42,036	\$46,856	\$53,597
Average house value	\$138,330	\$147,929	\$161,287

\* Demographic data derived from 2010 US Census

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