



**COLDWELL  
BANKER  
COMMERCIAL**

CBS

**FOR SALE**

## **921 E 4TH ST**

\$559,000

921 E 4th St  
Laurel, MT 59044

AVAILABLE SPACE  
10,658 SF

### AREA

921 E 4th St, Laurel is a 11 unit multifamily property provides affordable housing for the Laurel community and enjoys strong rental demand. Major employers in Laurel include Montana Rail Link and the Cenex Harvest States Refinery. This property is a nice opportunity for investors looking for passive income or a value-add opportunity with upside potential if light renovations are completed.



### OFFICE

**Nathan Matelich**  
406.781.6889  
nathan@cbcmontana.com

**Todd Sherman**  
406.570.8961  
todd@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

CBCMONTANA.COM



## 921 E 4TH ST

921 E 4th St, Laurel, MT 59044

# SALE



### OFFERING SUMMARY

Sale Price:	\$559,000
Number Of Units:	11
Cap Rate:	8.2%
Lot Size:	0.39 Acres
Building Size:	10,658 SF
Price / SF:	\$52.45

### PROPERTY OVERVIEW

- \*\$559,000
- \*11 unit multifamily property (9,146 SF)
- \*8 garages (1,512 SF)
- \*17,030 SF lot
- \*Zoned residential limited multifamily
- \*Currently professionally managed
- \*7.1% cap rate with management, 8.2% cap rate without management

- Rent Roll:
- Unit 1 - \$650
  - Unit 2 - \$499
  - Unit 4 - \$550
  - Unit 5 - \$550
  - Unit 6 - \$550
  - Unit 7 - \$550
  - Unit 8 - \$525
  - Unit 9 - \$549
  - Unit 10 - \$649
  - Unit 11 - \$549
  - Unit 12 - \$545
  - Garage Income - \$200/mo
  - Coin Opp Laundry - \$44/mo
  - TOTAL INCOME = \$6,410/mo

CBCMONTANA.COM

Nathan Matelich  
406.781.6889  
nathan@cbcmontana.com

Todd Sherman  
406.570.8961  
todd@cbcmontana.com



**COLDWELL  
BANKER  
COMMERCIAL**

CBS



## 921 E 4TH ST

921 E 4th St, Laurel, MT 59044

SALE



CBCMONTANA.COM

Nathan Matelich  
406.781.6889  
nathan@cbcmontana.com

Todd Sherman  
406.570.8961  
todd@cbcmontana.com



**COLDWELL  
BANKER  
COMMERCIAL**

CBS



## 921 E 4TH ST

921 E 4th St, Laurel, MT 59044

SALE



CBCMONTANA.COM

Nathan Matelich  
406.781.6889  
nathan@cbcmontana.com

Todd Sherman  
406.570.8961  
todd@cbcmontana.com



**COLDWELL  
BANKER  
COMMERCIAL**

CBS



## 921 E 4TH ST

921 E 4th St, Laurel, MT 59044

SALE



CBCMONTANA.COM

Nathan Matelich  
406.781.6889  
nathan@cbcmontana.com

Todd Sherman  
406.570.8961  
todd@cbcmontana.com



**COLDWELL  
BANKER  
COMMERCIAL**

CBS



# 921 E 4TH ST

921 E 4th St, Laurel, MT 59044

# SALE



Google

Map data ©2020

CBCMONTANA.COM

Nathan Matelich  
 406.781.6889  
 nathan@cbcmontana.com

Todd Sherman  
 406.570.8961  
 todd@cbcmontana.com



**COLDWELL  
 BANKER  
 COMMERCIAL**

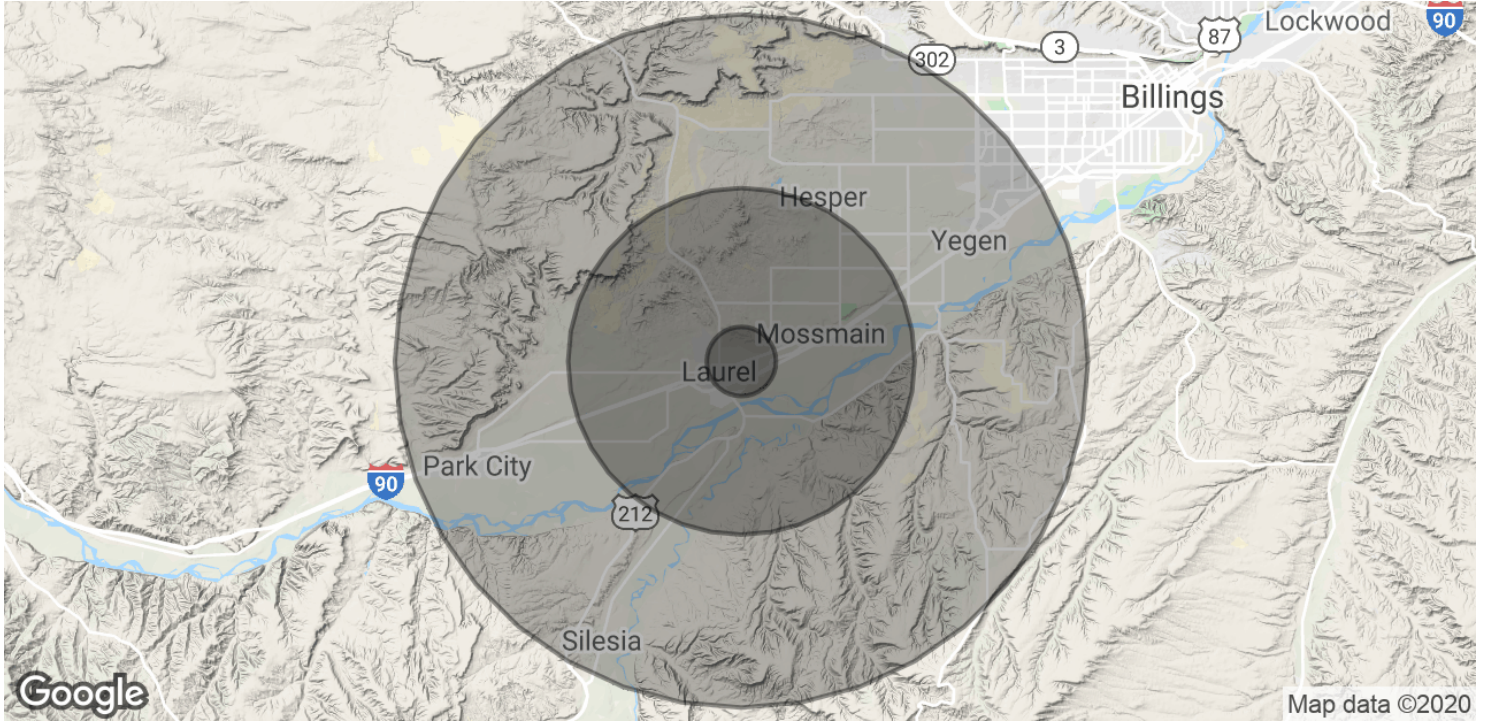
CBS



## 921 E 4TH ST

921 E 4th St, Laurel, MT 59044

# SALE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	163	3,208	10,831
Median age	38.8	38.8	38.9
Median age (Male)	39.9	39.9	39.9
Median age (Female)	37.3	37.3	37.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	60	1,186	4,004
# of persons per HH	2.7	2.7	2.7
Average HH income	\$77,934	\$77,182	\$77,253
Average house value	\$264,842	\$258,832	\$257,969

\* Demographic data derived from 2010 US Census

CBCMONTANA.COM

Nathan Matelich  
 406.781.6889  
 nathan@cbcmontana.com

Todd Sherman  
 406.570.8961  
 todd@cbcmontana.com



**COLDWELL  
 BANKER  
 COMMERCIAL**

CBS