



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

921 E 4TH ST

\$527,500

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.



CBCMONTANA.COM

OFFICE

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COLDWELL BANKER COMMERCIAL
CBS
1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



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SALE



OFFERING SUMMARY

Sale Price:	\$527,500
Number Of Units:	11
Cap Rate:	8.6%
Lot Size:	0.39 Acres
Building Size:	10,658 SF
Price / SF:	\$49.49

PROPERTY OVERVIEW

- *\$527,500
- *11 unit multifamily property (9,146 SF)
- *8 garages (1,512 SF)
- *17,030 SF lot
- *Zoned residential limited multifamily
- *Currently professionally managed
- *7.5% cap rate with management, 8.6% 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

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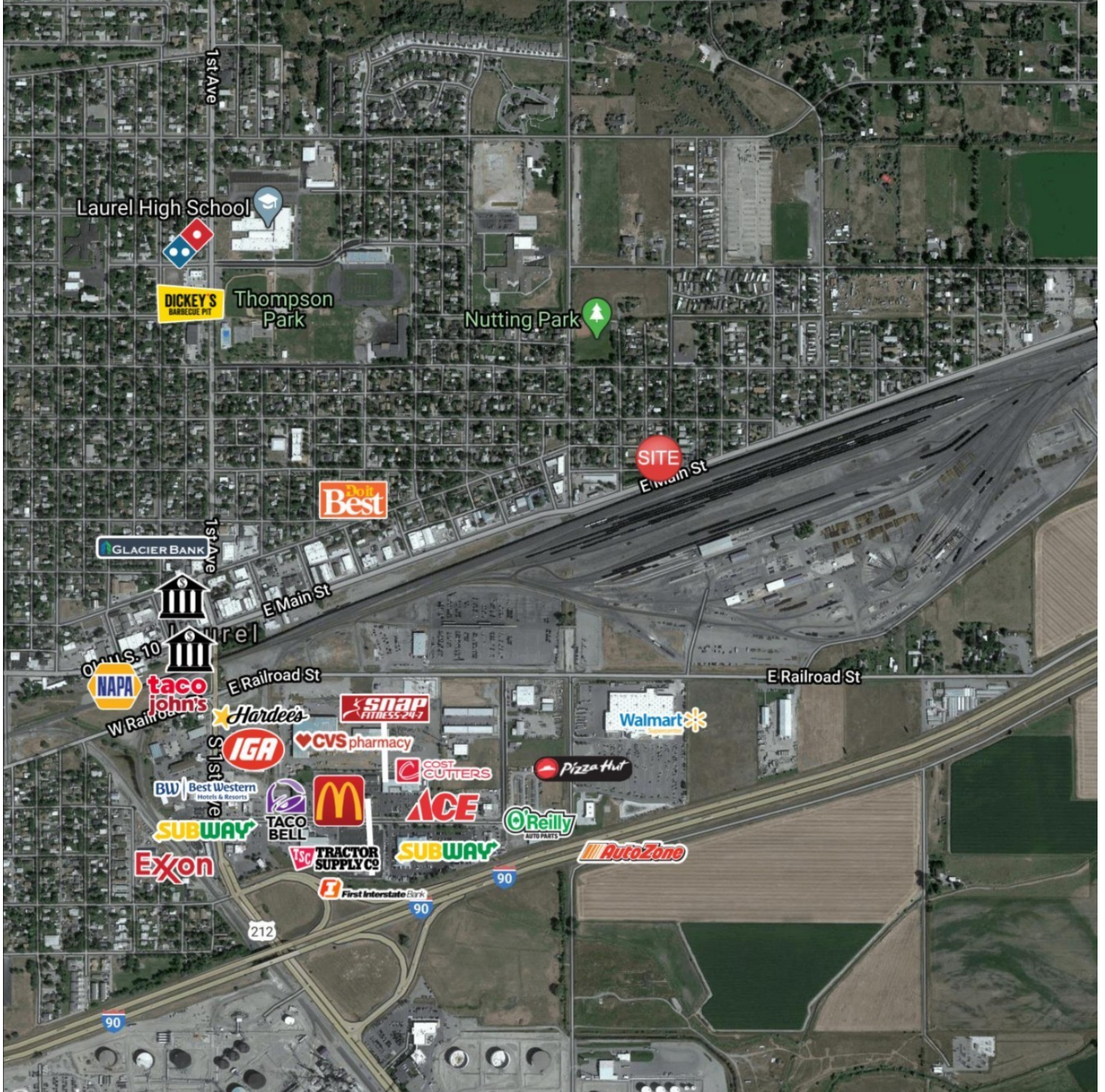
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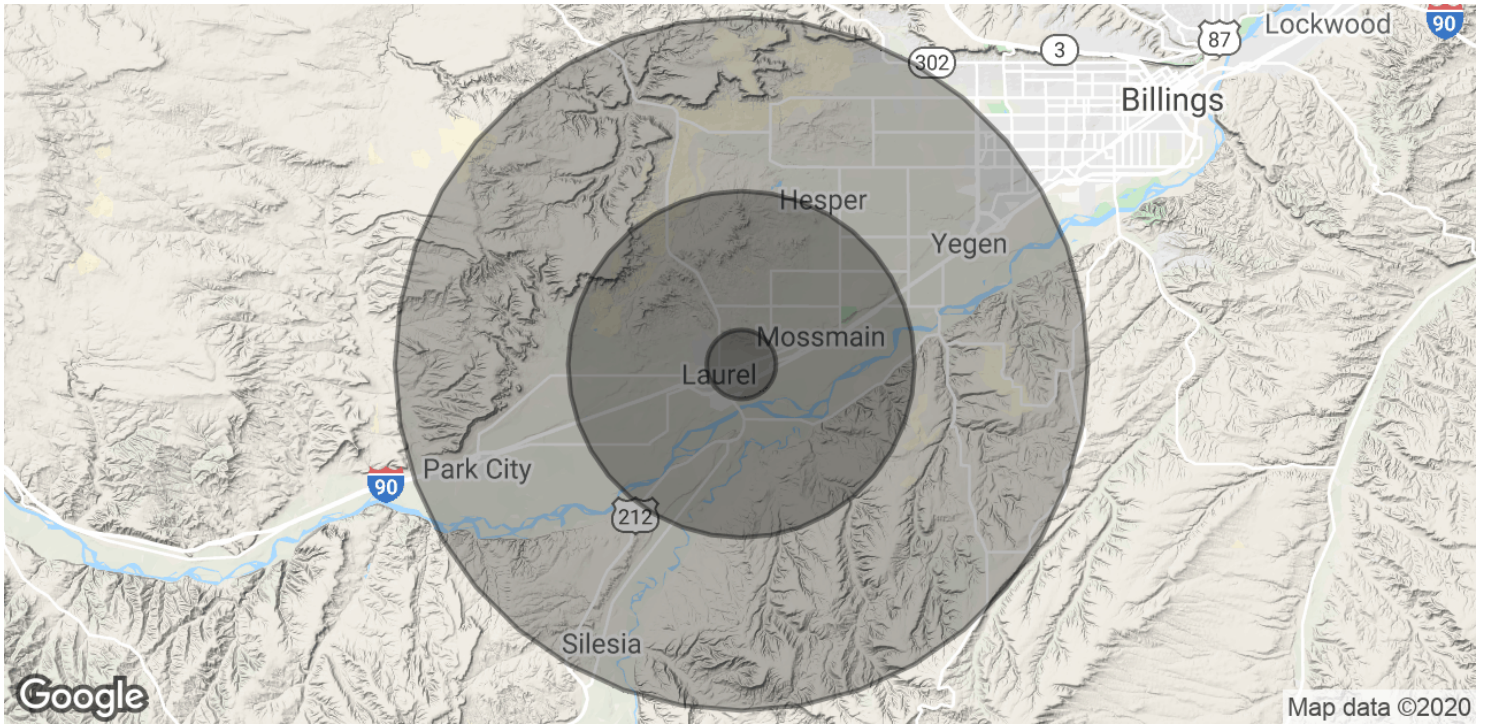
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	163	3,208	10,831
Average age	38.8	38.8	38.9
Average age (Male)	39.9	39.9	39.9
Average age (Female)	37.3	37.3	37.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	60	1,186	4,004
# of persons 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

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