



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

803 MANTLE DR

Belgrade, MT 59714

AVAILABLE SPACE

4,352 SF

ASKING PRICE

\$626,070

AREA

Attractive, low maintenance 4 plex for sale in Belgrade, MT. These 3 bedroom, 1 bathroom units are conveniently located 3 blocks away from the Saddle Peak elementary school. All bedrooms include large closets. Living rooms are large and just off the kitchen. All units include a detached, single car garage. Tenants pay for gas & electric. With newer construction & professional management in place, this 4 plex is perfect for anyone looking for a high quality, hands off investment opportunity.



CBCMONTANA.COM

OFFICE

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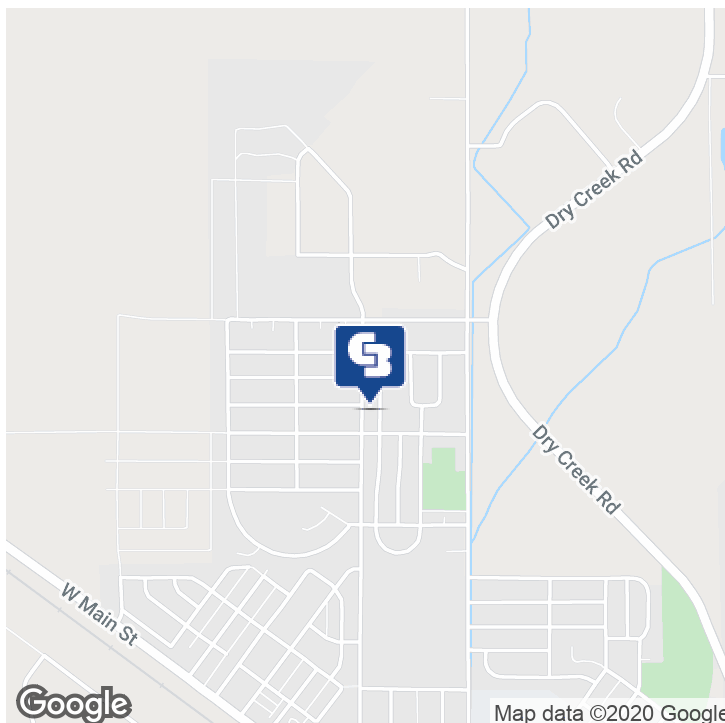
1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



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SALE



OFFERING SUMMARY

Sale Price:	\$626,070
Number Of Units:	4
Cap Rate:	5.6%
NOI:	\$35,057
Lot Size:	0.36 Acres
Year Built:	2000
Building Size:	4,352 SF
Price / SF:	\$143.86

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PROPERTY OVERVIEW

- *4 Plex in Belgrade, MT
- *For Sale \$626,070
- *Built in 2000
- *3 Bedroom, 1 Bathroom Units
- *Units Include Single Car Garage
- *5.6% Cap Rate with Management (NOI = \$35,057)
- *6.1% Cap Rate without Management

Rent Roll:

- #A \$1,050/mo
- #B \$1,100/mo
- #C \$1,050/mo
- #D \$950/mo

NOTE: The 4 plex located at 809 Mantle that is identical to this one is also for sale



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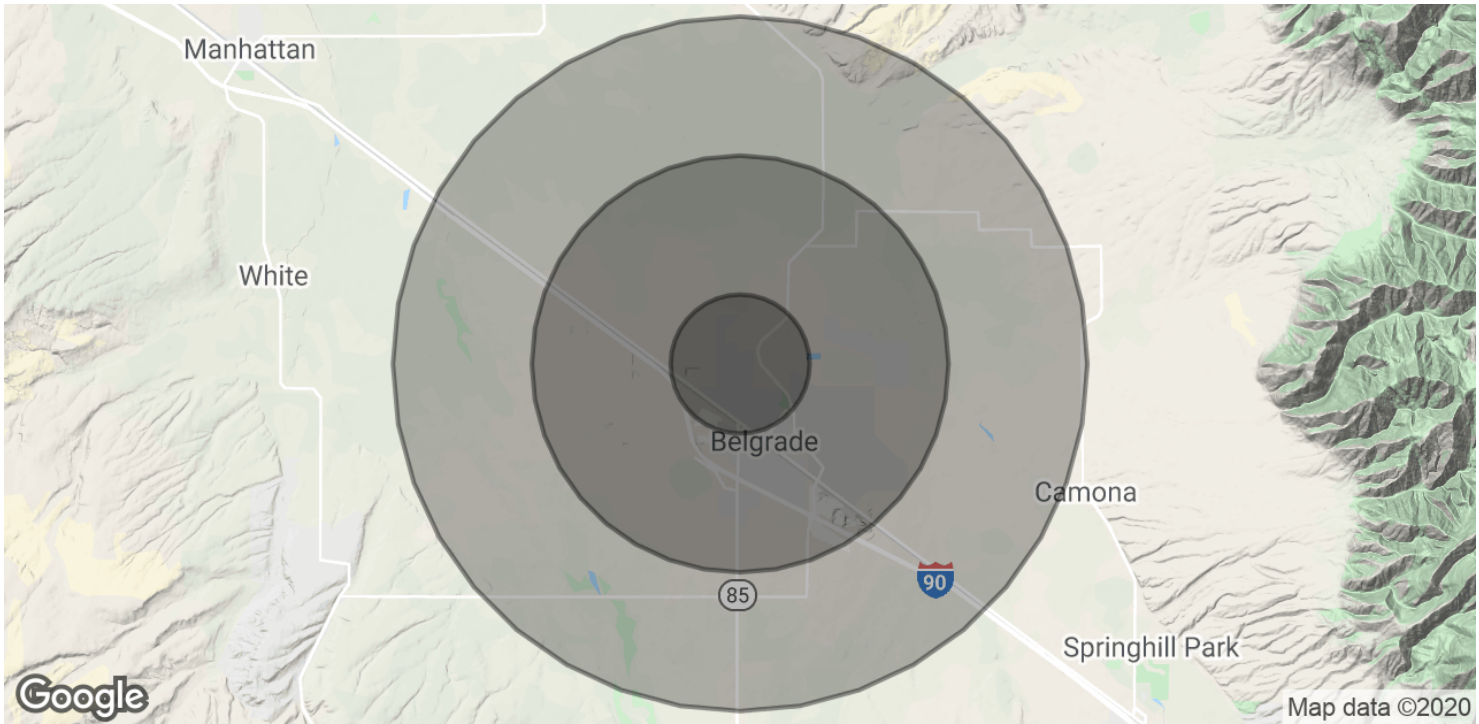
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,683	15,198	23,349
Average age	29.5	30.8	31.6
Average age (Male)	28.6	30.2	31.5
Average age (Female)	30.5	31.4	31.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,286	5,997	9,001
# of persons per HH	2.5	2.5	2.6
Average HH income	\$52,191	\$57,299	\$61,666
Average house value	\$183,596	\$199,725	\$219,665

* Demographic data derived from 2010 US Census

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