



**COLDWELL
BANKER
COMMERCIAL**
CBS

71 25TH ST W - CENTRAL AVE MALL



FOR SALE

CBCMONTANA.COM

Office/Retail

Nathan Matelich

Broker/Owner
406 781 6889
nathan@cbcmontana.com

David Mitchell

Principal | Broker
406 794 3404
d@cbcmontana.com

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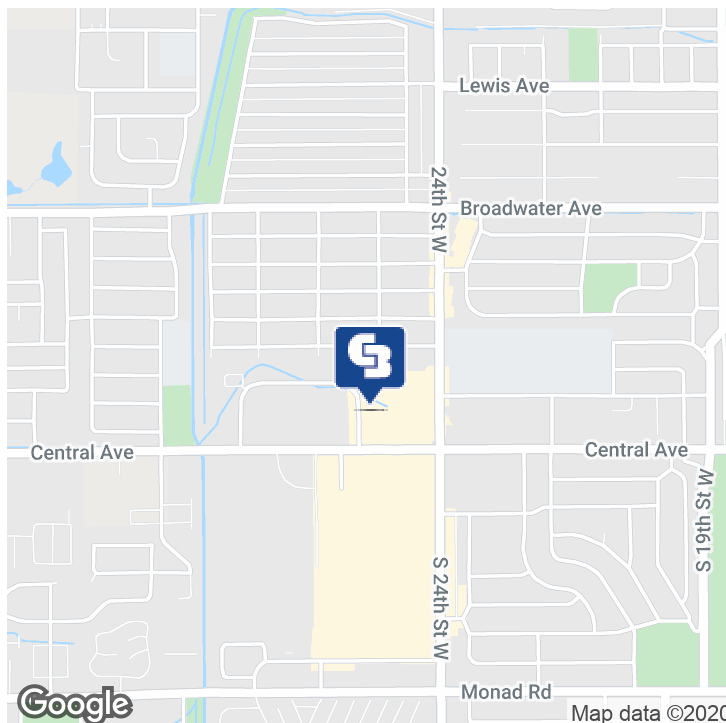
1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



SALE

71 25TH ST W - CENTRAL AVE MALL

71 25th St W, Billings, MT 59102



OFFERING SUMMARY

Sale Price:	\$1,450,000
Cap Rate:	7.32%
NOI:	\$106,140
Lot Size:	0.8 Acres
Year Built:	1983
Building Size:	12,528 SF
Zoning:	Community Commercial
Price / SF:	\$115.74

PROPERTY OVERVIEW

- For Sale \$1,450,000
- 12,528 SF Office Building
- 0.8 Acres of Land
- 91.6% Occupancy
- 9 Diversified Tenants
- +/- 38 Parking Spots
- Zoned Community Commercial
- 30,000+ Cars Per Day (24th St W)
- 17,000+ Cars Per Day (Central)
- 1,050 to 2,100 SF Office Spaces
- Net Operating Income = \$106,140
- CAP Rate = 7.32%

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TENANT	SUITES	SPACE SIZE
Charis Clothing by Karie	Suite 1	1,014 SF
Morgan Creek	Suite 2	1,050 SF
Hair, Tips & Toes	Suites 3 & 4	2,100 SF
Homeschool Cafe	Suite 5	1,050 SF
Vogel Chiropractic	Suite 6	1,050 SF
Intermountain Claims	Suites 7 & 8	2,100 SF
Rocky Mountain Hearing Aid	Suite 9	1,050 SF
Jeanette's Above & Beyond	Suite 10	1,050 SF
VACANT	Suite 11	1,050 SF
Aspen's Angels Grief Outreach	Suite 12	1,014 SF
12 SUITES		12,528 SF

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LOCATION OVERVIEW

SALE



24th and Central intersection is a critical retail corner for the largest city in Montana. 30k+ cars per day heading north/south, and over 17k+ cars per day heading east/west, make this one of the busiest, not just in Billings, but the entire state. Demographically, this intersection is positioned with over 105,000 people, a median household income above \$85,000, and nearly 45,000 houses, all within a 5-mile radius. Within several blocks are major retailers including Winco, Target, Albertsons, US Bank, Hobby Lobby, McDonald's, Wendy's, and the Rimrock Mall.

The site has one traffic light off 24th Street at St Johns Ave. Access to the property is available on Central Ave, 25th St W, and 24th St W. In total there are 8 ingress/egress points. To the south of the property is Hobby Lobby and US Bank.

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STATE OF MONTANA LOCATION MAP



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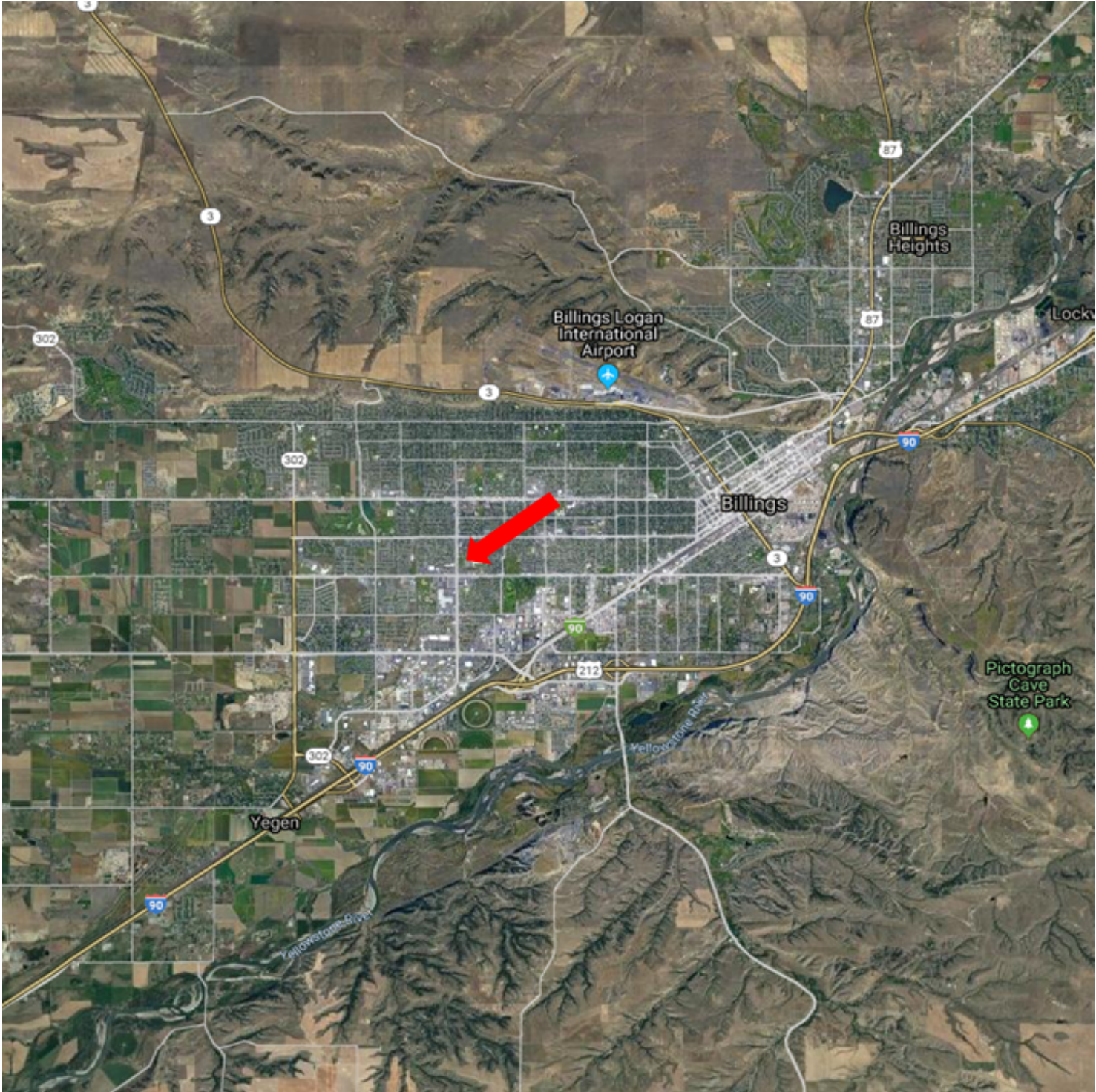
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CITY OF BILLINGS LOCATION MAP

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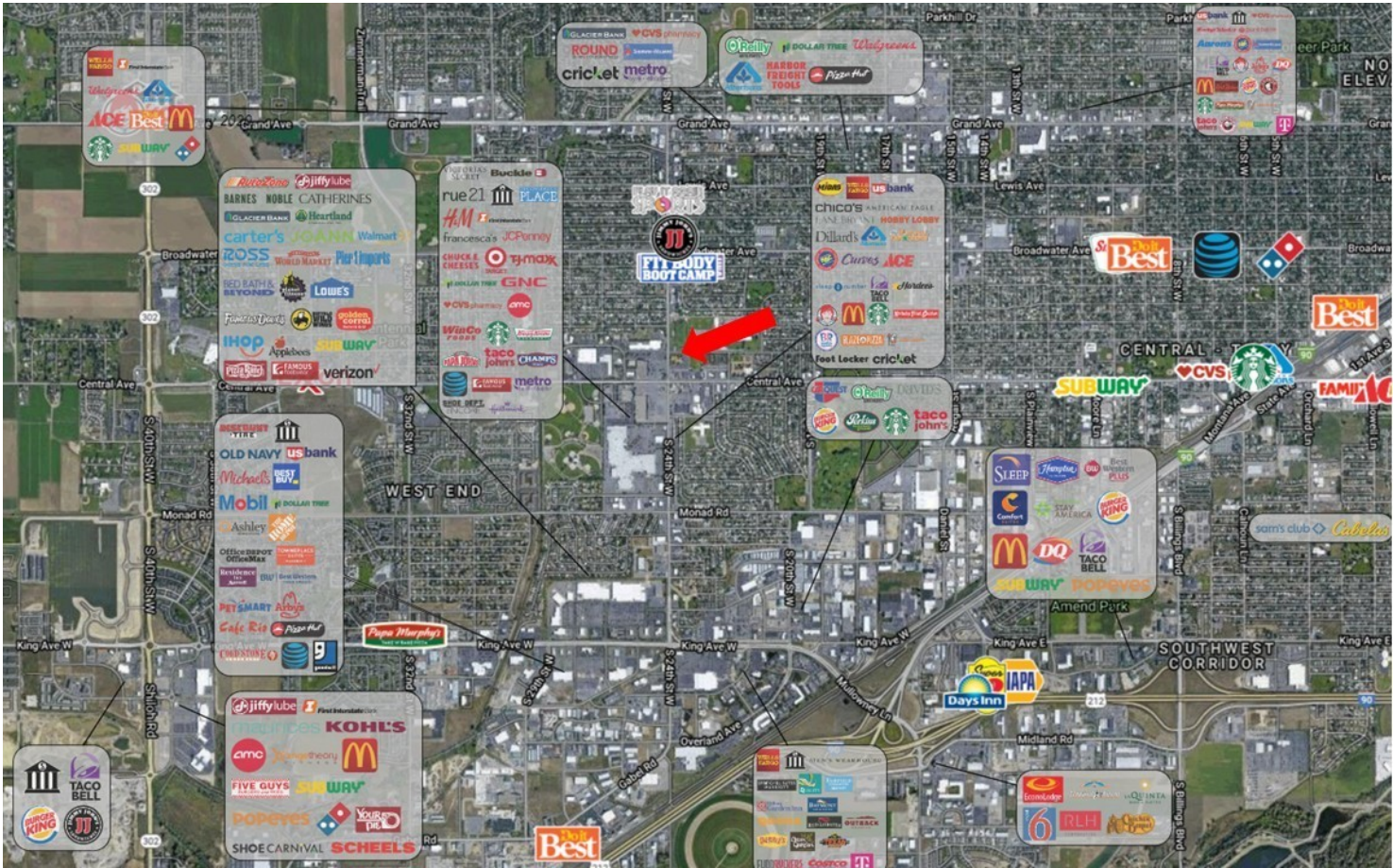
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TRADE AREA

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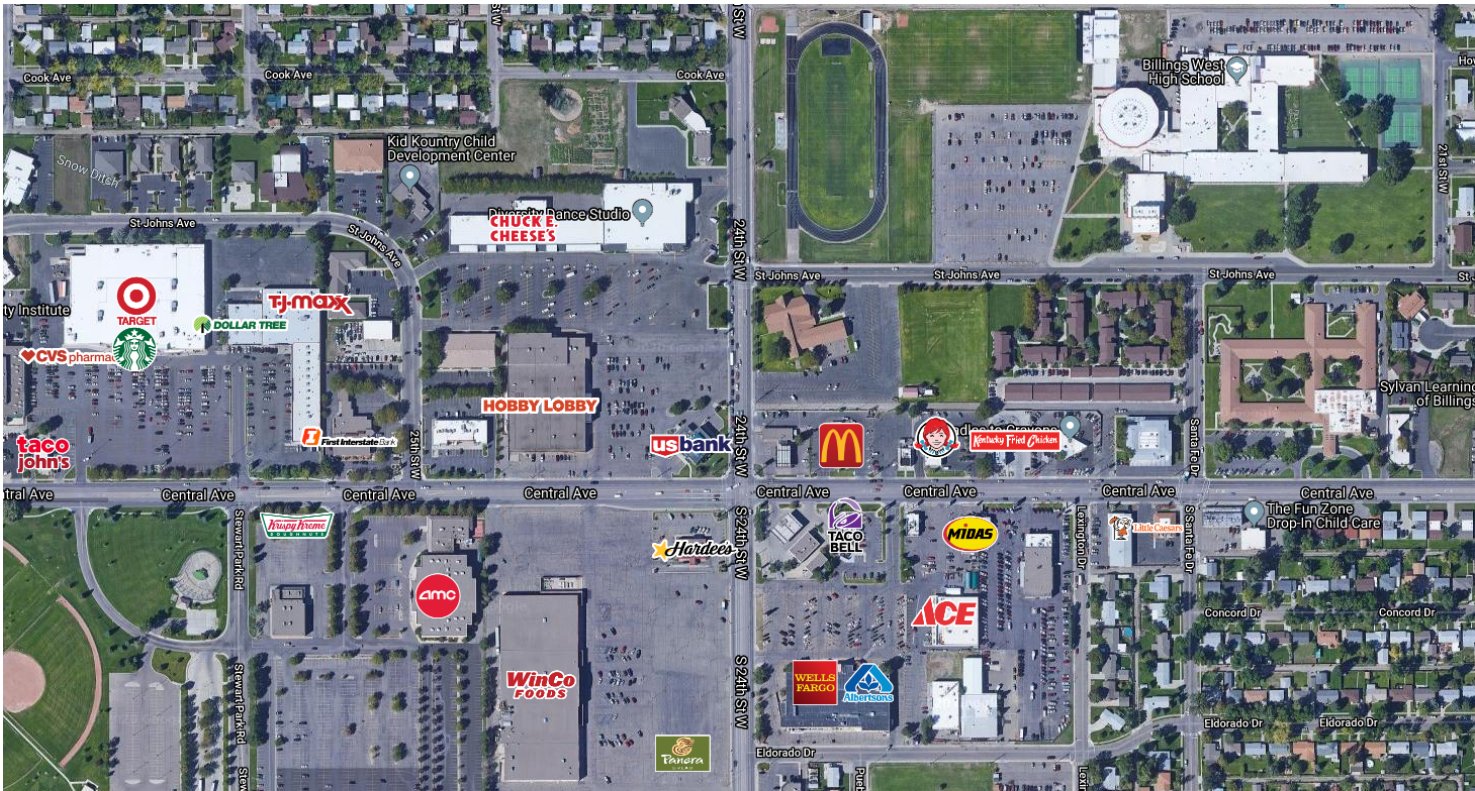
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NEIGHBORHOOD AERIAL

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SITE AERIAL

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BILLINGS MARKET

CITY OF BILLINGS

Billings is not only the largest city in Montana, it is the largest city within 500 miles, making it the logical hub in the northern Montana region and western Canada. Home to Montana State University - Billings and Rocky Mountain College, approximately 7,000 highly educated students enter the Billings economy each year. Additionally, Billings is Montana's trail head to Little Big Horn Battlefield, Pompey's Pillar National Monument, the Dinosaur Trail, Yellowstone National Park and much more. Within Billings, you will find worldwide cuisine, shopping unique to "Montana's style," attractions that are second to none when it comes to the true west, and arts and events that attract all interests. From financial services to world-class healthcare and consumer product manufacturing to steel production, the region's diverse economy provides the stability for a vibrant community. There are 158,980 residents in Yellowstone County and 110,323 in the city of Billings. From 2010-2017, population of Yellowstone County increased by 7.4%. Median household income is \$58,058 and average home price is \$235,950.

ECONOMY

The Billings area is a major financial, medical, wholesale and retail center. Agricultural products, natural resources, health care, retail, wholesale trade and tourism have contributed to area growth. Billings avoided the effects of the past recession, and the economy has remained strong with construction and housing start up as well as large investments in the community by national companies and major new road construction projects. There are 5,614 employer establishments and unemployment rate in Yellowstone County is 3.7%.

NATIONAL RECOGNITION

Billings has been recognized for a number of reasons by national publications including but not limited to: #2 in job satisfaction (Gallup's Best and Worst Cities for Well-Being), Best Small Places for Business and Careers (Forbes), Most Sustainable Towns in the West (Sunset Magazine), and America's Best Town (Outside Magazine).

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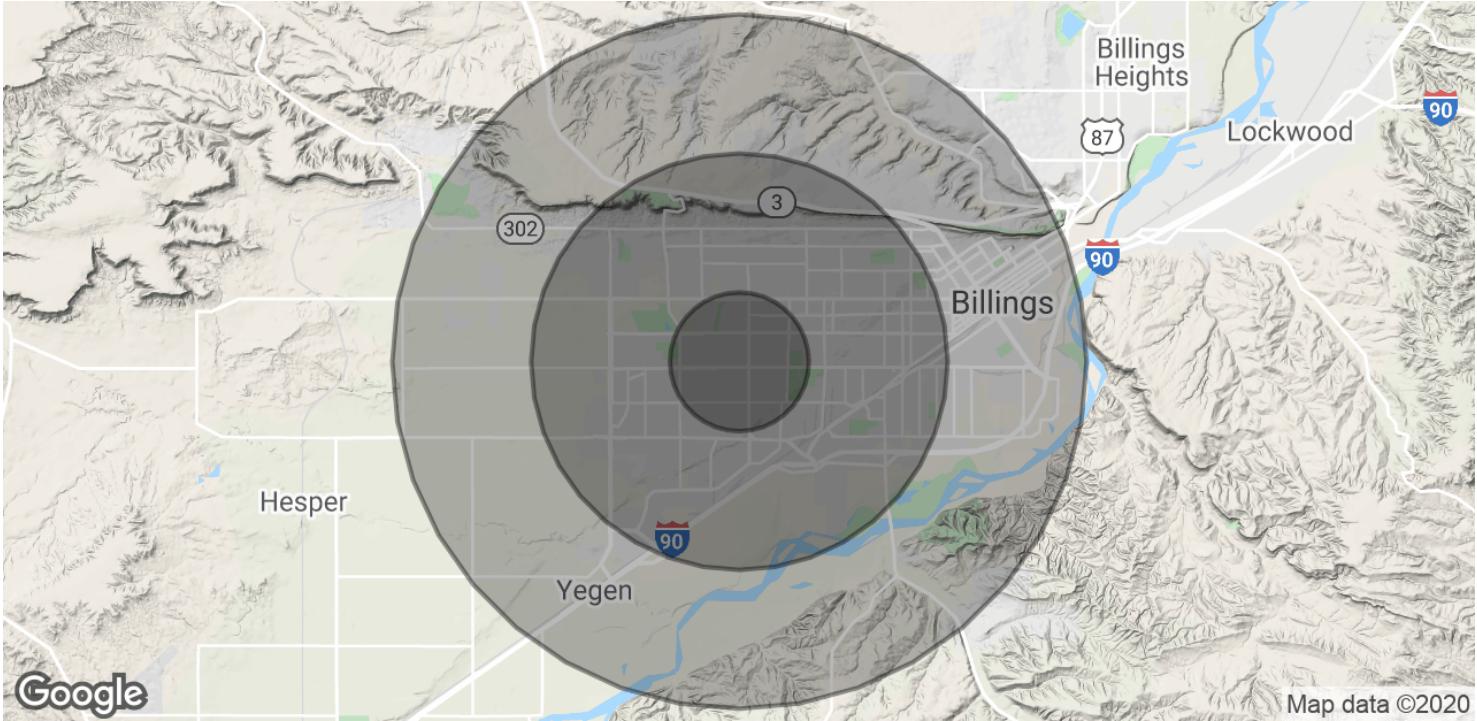
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,992	63,813	96,789
Average age	39.4	39.8	38.5
Average age (Male)	36.6	37.5	36.5
Average age (Female)	41.6	42.1	40.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,996	28,697	42,756
# of persons per HH	2.3	2.2	2.3
Average HH income	\$57,983	\$59,230	\$59,184
Average house value	\$158,514	\$190,508	\$195,782

* Demographic data derived from 2010 US Census

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