



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

1106 MAIN ST

Billings, MT 59105

AVAILABLE SPACE

4,284 SF

ASKING PRICE

\$599,000

AREA

Ideal owner/user retail building for sale in the Billings Heights. 2,200 SF of retail space with excellent visibility is currently vacant closest to Main St. Perfect for a small business owner who is ready to own their building and needs high traffic counts.



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OFFICE

Nathan Matelich
Broker/Owner
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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



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SALE



OFFERING SUMMARY

Sale Price:	\$599,000
Lot Size:	0.43 Acres
Year Built:	1957
Building Size:	4,284 SF
Zoning:	CMU1-Corridor Mixed Use 1
Price / SF:	\$139.82

PROPERTY OVERVIEW

- 4,284 SF Retail Building for Sale
- \$599,000
- Building contains 5 Leasable Retail Units
- 3 units are currently rented to a Salon, a Tattoo Shop, and a Construction Supply Company
- Located on Main Street in Billings Heights
- Newly remodeled with new flooring and paint
- Pylon signage on Main Street
- 35,600 cars per day on Main Street

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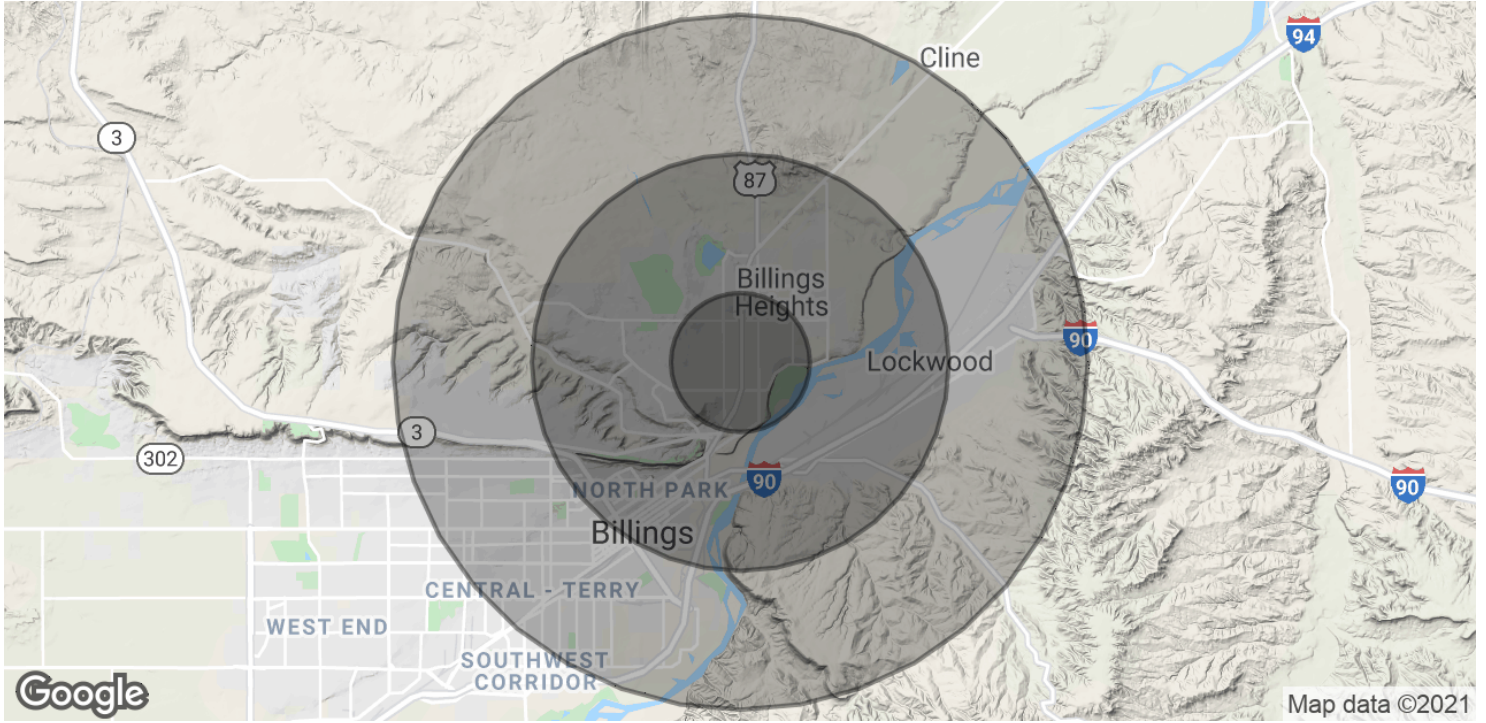
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,824	36,882	69,972
Average age	38.0	36.0	35.4
Average age (Male)	35.4	34.1	34.0
Average age (Female)	39.3	37.7	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,027	15,037	28,765
# of persons per HH	2.3	2.5	2.4
Average HH income	\$46,822	\$56,926	\$53,567
Average house value	\$164,833	\$151,813	\$154,518

* Demographic data derived from 2010 US Census

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