



**COLDWELL  
BANKER  
COMMERCIAL**  
CBS

# FOR SALE

## 709 1ST STREET WEST

\$385,000

709 1st Street West  
Billings, MT 59101

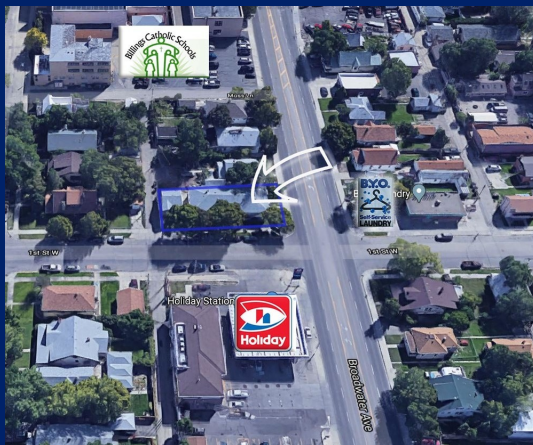
AVAILABLE SPACE  
6,850 SF

### FEATURES

- 8- Plex
- 1 Single Family Home
- High Occupancy Rates
- New Roofs & Gutters in 2020
- Financials Available to Qualified Buyers with a Signed NDA
- Lawn Sprinklered
- Boiler Heat
- Window Units
- Landlord Pays gas. Tenants pay electric.

### AREA

Multi Family Apartments and one stand alone home are located on the corner of Broadway Ave & 1st Ave West. The property occupies the NE corner directly across from the Holiday Gas Station to the west, the B.Y.O Laundromat to the south and Billings Central High School to the east.



### MULTI FAMILY

George Warmer  
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**COLDWELL BANKER COMMERCIAL**  
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**SALE**

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### OFFERING SUMMARY

Sale Price:	\$385,000
Number Of Units:	9
Lot Size:	7,000 SF
Year Built:	1949/1950
Building Size:	6,850 SF
Zoning:	RMFR
Price / SF:	\$56.20

### PROPERTY OVERVIEW

Multi Family investment opportunity comprised of 8- Plex and one stand alone house. The property offers affordable rents and has experienced strong occupancy rates. The roof and gutters were replaced in 2020.

### PROPERTY HIGHLIGHTS

- 8- Plex
- 1 Single Family Home
- High Occupancy Rates
- New Roofs & Gutters in 2020
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## 709 1ST STREET WEST UNITS

UNIT NUMBER	UNIT BED	UNIT BATH	CURRENT RENT
43 Broadwater Ave Unit 1	1	1	\$450
43 Broadwater Ave Unit 2	1	1	\$495
43 Broadwater Ave Unit 3	1	1	\$450
43 Broadwater Ave Unit 4	1	1	\$475
707 1st Ave W Unit 1	1	1	\$410
707 1st Ave W Unit 2	1	1	\$500
707 1st Ave W Unit 3	1	1	\$515
707 1st Ave W Unit 4	1	1	\$500
709 1st Ave W	2	1	\$575
<b>Totals/Averages</b>	<b>10</b>	<b>9</b>	<b>\$4,370</b>

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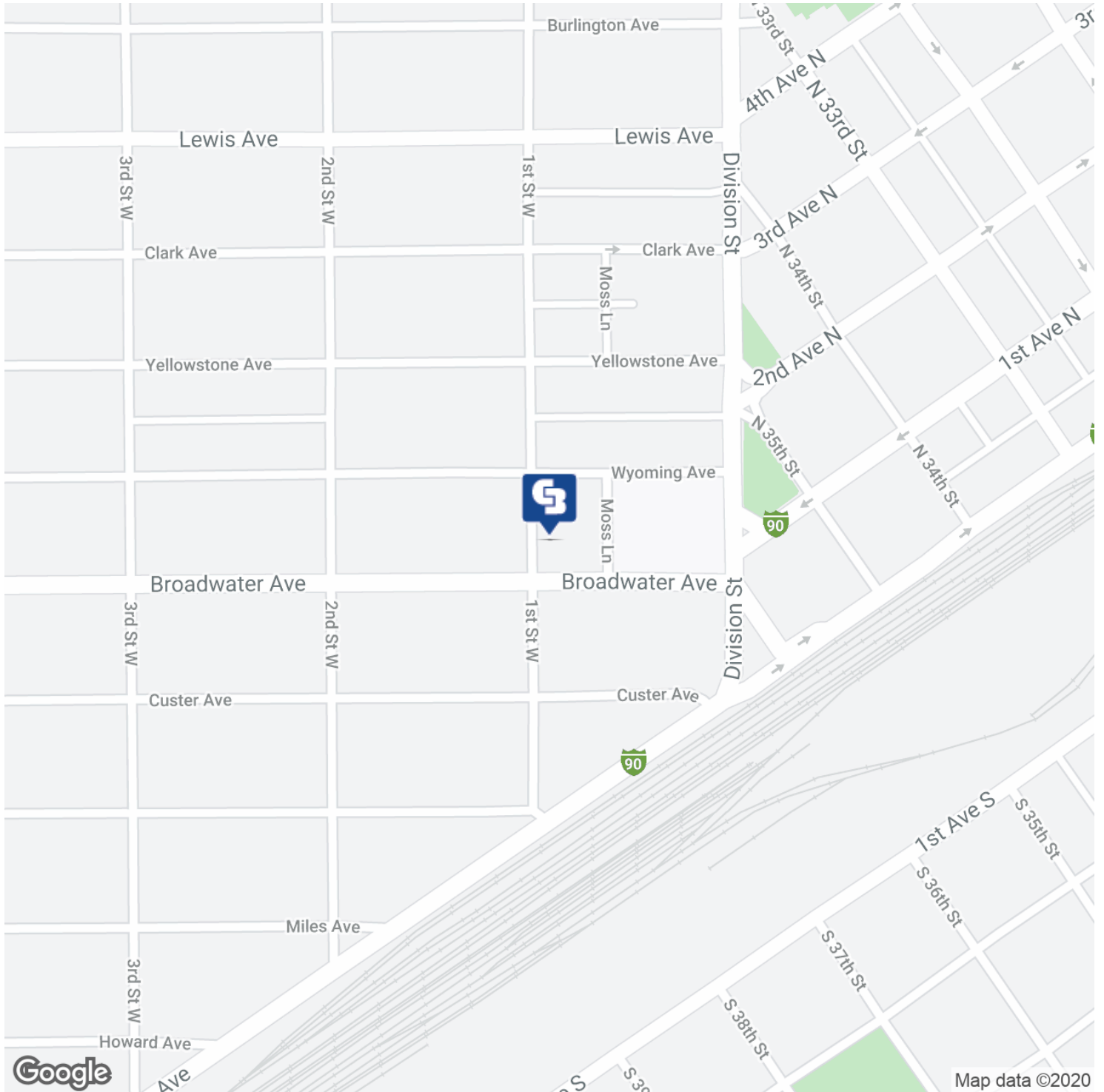
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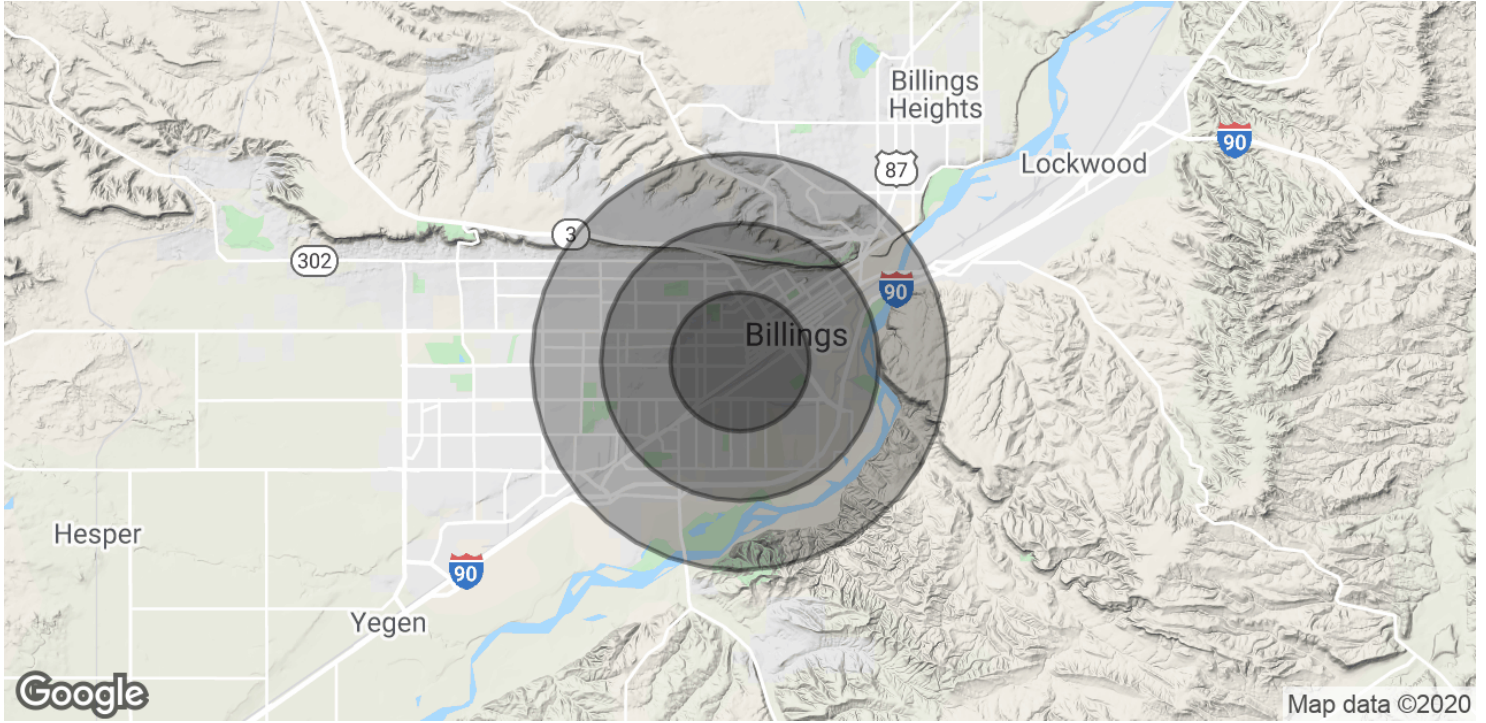
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	12,021	37,148	59,985
Average age	33.9	33.9	34.7
Average age (Male)	33.8	33.0	33.5
Average age (Female)	34.3	36.0	36.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	5,435	16,208	25,780
# of persons per HH	2.2	2.3	2.3
Average HH income	\$45,507	\$45,959	\$48,912
Average house value	\$171,771	\$154,780	\$153,104

\* Demographic data derived from 2010 US Census

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