



**COLDWELL  
BANKER  
COMMERCIAL**

CBS

## 304 1ST ST. E.

\$150,000

304 1st St. E.  
Roundup, MT 59072

AVAILABLE SPACE  
2,000 SF

### FEATURES

- Newly Built and Well Maintained Industrial Building in Roundup, MT with Large, Secured Yard Space
- Approx. 2/3 of Building Leased to a 24-Hr Gym. Remaining 1/3 (plus Yard Space) Occupied by Owner
- Great Investment Opportunity or Small Business Owner Needing Shop/Yard Space

### AREA

Location: This Property Sits One Block Off Main St. in Downtown Roundup, MT - 45 Miles N. of Billings, MT

Zoning: Commercial (TIF District)



### INDUSTRIAL

Brian Williams

O: 406 656 2001 | C: 406 930 1750  
brian@cbcmontana.com

Nathan Matelich

O: 406 656 2001 | C: 406 781 6889  
nathan@cbcmontana.com

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

# FOR SALE

CBCWORLDWIDE.COM



## 304 1ST ST. E.

304 1st St. E., Roundup, MT 59072

SALE



### OFFERING SUMMARY

Sale Price: \$150,000

Lot Size: 8,400 SF

Building Size: 2,000 SF

Zoning: Commercial

Price / SF: \$78.12

### PROPERTY HIGHLIGHTS

- Newly Built in 2013 - Well Maintained Industrial Building in Roundup, MT with Plenty of Secure Yard Space
- 8,400 SF Lot
- 2,000 SF Warehouse/Flex Space
- 1,400 SF Currently Leased by Gym Owner for \$800/Month Total (Month-to-Month)
- 600 SF Shop Space Currently Used by Building Owner
- 3,500 SF of Fenced Graveled Yard Space with Large, Manual Sliding Gate
- 8' Tall x 12' Wide Garage Door Opens to Graveled Yard
- Highly Efficient In-Floor, Radiant Heat Throughout. Utilities Very Inexpensive.
- Two Bathrooms, Kitchenette, Extra Insulation Throughout, Steel Siding/Re-Enforced Steel Roof

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Google

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## 304 1ST ST. E.

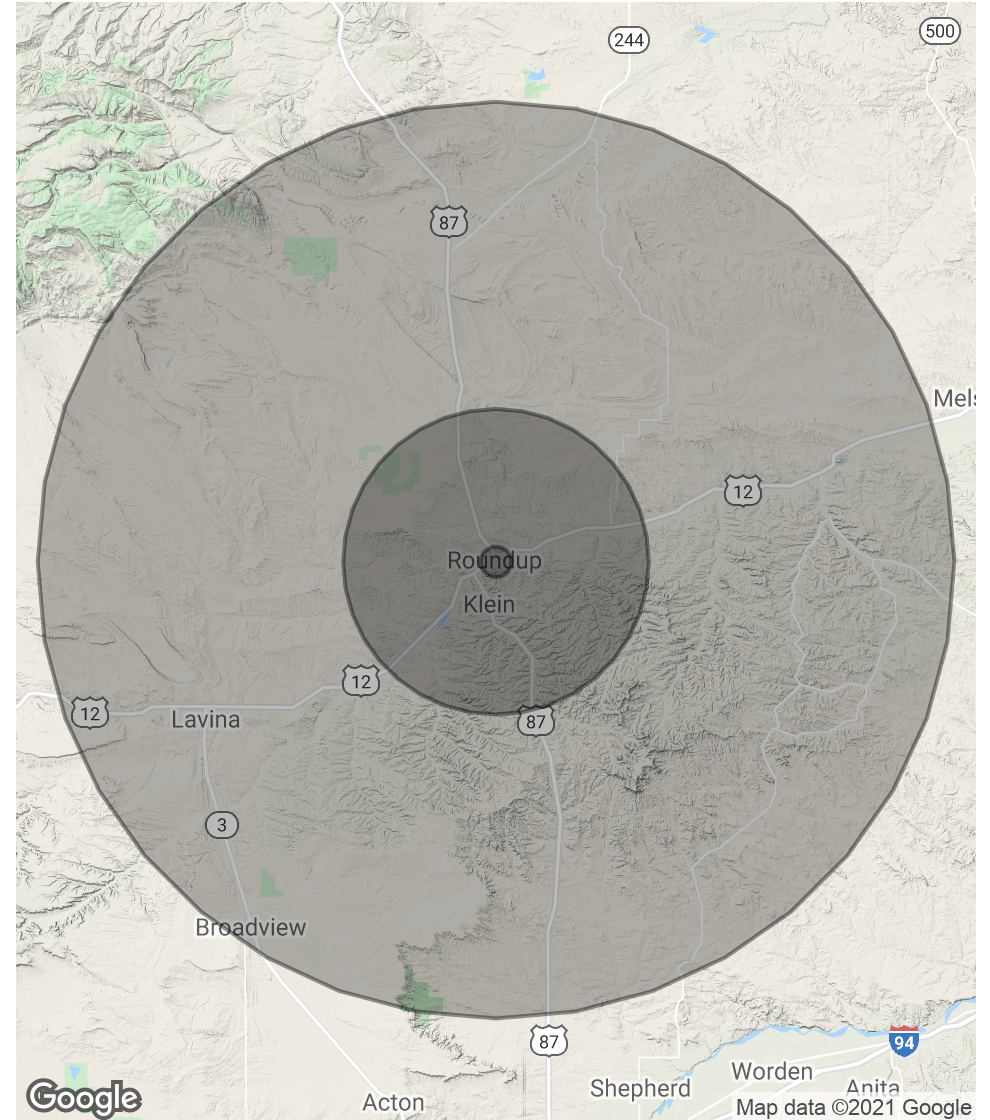
304 1st St. E., Roundup, MT 59072

POPULATION	1 MILE	10 MILES	30 MILES
Total Population	3	394	5,163
Average age	71.9	54.7	47.8
Average age (Male)	71.5	54.4	47.7
Average age (Female)	72.0	54.8	48.0

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	1	186	2,235
# of persons per HH	3.0	2.1	2.3
Average HH income	\$88,112	\$47,372	\$60,280
Average house value			\$223,604

\* Demographic data derived from 2010 US Census



SALE

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**SALE**



**BRIAN WILLIAMS**

Comm Sales Associate

brian@cbcmontana.com

**Direct:** 406.656.2001 | **Cell:** 406.930.1750

MT #80392

**PROFESSIONAL BACKGROUND**

Brian, a native of Big Timber, MT, has been a resident and active member of the Billings community for the last seven years, after attending the University of Montana-Missoula where he attained a degree in Business Finance. This education helped propel Brian into a 10-year banking career, which served as a strong grounds of learning not only commercial real estate and business financing, but additionally gave him a strong understanding for the potential real estate brings to investors and business owners alike. Brian's personal investment in real estate has allowed him to better understand the local real estate market, providing direct and immediate value to his clients. Brian attains a dynamic understanding of financial analysis, property financing tactics, professional negotiation, and relationship building that all amplify the banking & investment knowledge he is already able to provide. Additionally, Brian remains actively involved in the local charitable community through his long-standing board commitment with Habitat for Humanity, on which he's served the last six years, culminating with a Board President commitment he served in 2018. In his free time he enjoys being on the river, hiking mountains, officiating high school and college basketball in the area and listening to podcasts on a wide variety of topics. As for picking Coldwell, the main aspects that attracted Brian to the team was their strong dedication to self-improvement, the passion they share for serving, their strong reputation for active & effective communication with their clients and the team-first atmosphere they have created. He hopes to passionately serve as a solid addition to this already-strong team, and desires to continue learning and growing personally alongside associates and clients alike.

**EDUCATION**

University of Montana-Missoula  
Bachelor of Science-Business Finance

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**SALE**



**NATHAN MATELICH**

Broker/Owner

nathan@cbcmontana.com

**Direct:** 406.656.2001 | **Cell:** 406.781.6889

MT #RRE-RBS-LIC-45092

**PROFESSIONAL BACKGROUND**

Nathan grew up in Great Falls, MT and has spent most of his life taking advantage of the amazing outdoor activities that Montana has to offer -- camping, boating, fly fishing, skiing and everything in between. To advance his education, Nathan moved to the midwest where he got a degree in Biochemistry from Loras College in Dubuque, IA and then ended up in Chicago for 7 years to complete an MBA in both Finance & Health Care Administration. While in Chicago he met his wife Heidi who ironically was also from Montana -- Billings, MT. While in Chicago Nathan had the opportunity work for a Fortune 500 company, teach a masters level business course, help an international Electronic Medical Records company expand it's sales/operations to the US, started investing in multi-family real estate in 2009, became an energy efficiency specialist and helped grow a utility cost reduction company's sales/operations footprint from 1 state to now servicing all 50 states + Canada. When he isn't spending time with his wife and 3 kids, Nathan tries to stay involved in his local community through volunteering to help business owners through the SCORE small business mentorship program, staying active at his church and attending networking events to see how he can be a resource to other small business owners. Nathan joined Coldwell Banker Commercial in 2015 after realizing that his true passion is real estate. Because Nathan does what he loves, he feels like he will never have to "work" another day in his life. Nathan became a partner at Coldwell Banker Commercial CBS in January 2018

**EDUCATION**

MBA, Finance  
BS, Biochemistry

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