



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

RELIABLE WATER SERVICES BUSINESS & REAL ESTATE FOR SALE

\$599,000

29 Orchard Ln
Billings, MT 59101

AVAILABLE SPACE
5,920 SF

AREA

Reliable Water Service has been in business for over 40 years providing potable water to customers who have a cistern or even need their pools & hot tubs filled. They have a coin operated onsite standpipe for customers that choose to haul their own water or for construction & mobile wash companies for example. With a stable customer list of 110, Reliable Water Service enjoys a steady revenue stream, but also turns down 6-8 requests per week which would provide upside to a buyer who wants to hire an additional driver. With an integrated mechanic (Classic Auto Repair) & auto body shop including a full paint booth, Reliable Water Service is a one-stop-shop both for delivering water and maintaining business & customer vehicles alike.



BUSINESS

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



RELIABLE WATER SERVICES

29 Orchard Ln, Billings, MT 59101

SALE



OFFERING SUMMARY

Sale Price: \$599,000

Lot Size: 30,000 SF

Year Built: 1999

Building Size: 5,920 SF

Zoning: Controlled Industrial

PROPERTY OVERVIEW

*Reliable Water Services - Established Water Hauling Business for Sale

*\$599,000 with Real Estate Included

*Gross Revenue \$363,530

*Real Estate Valued at \$444,000

*Furniture, Fixtures & Equipment Included Valued at \$135,000

*5,920 SF Shop with office, standpipe, mechanic shop, paint booth and fenced yard that was built in 1999

*5 Employees

*Seller is Willing to Help Transition the Business & Provide Appropriate Training

*Existing Standpipe is Centrally Located to Service the Greater Billings Area

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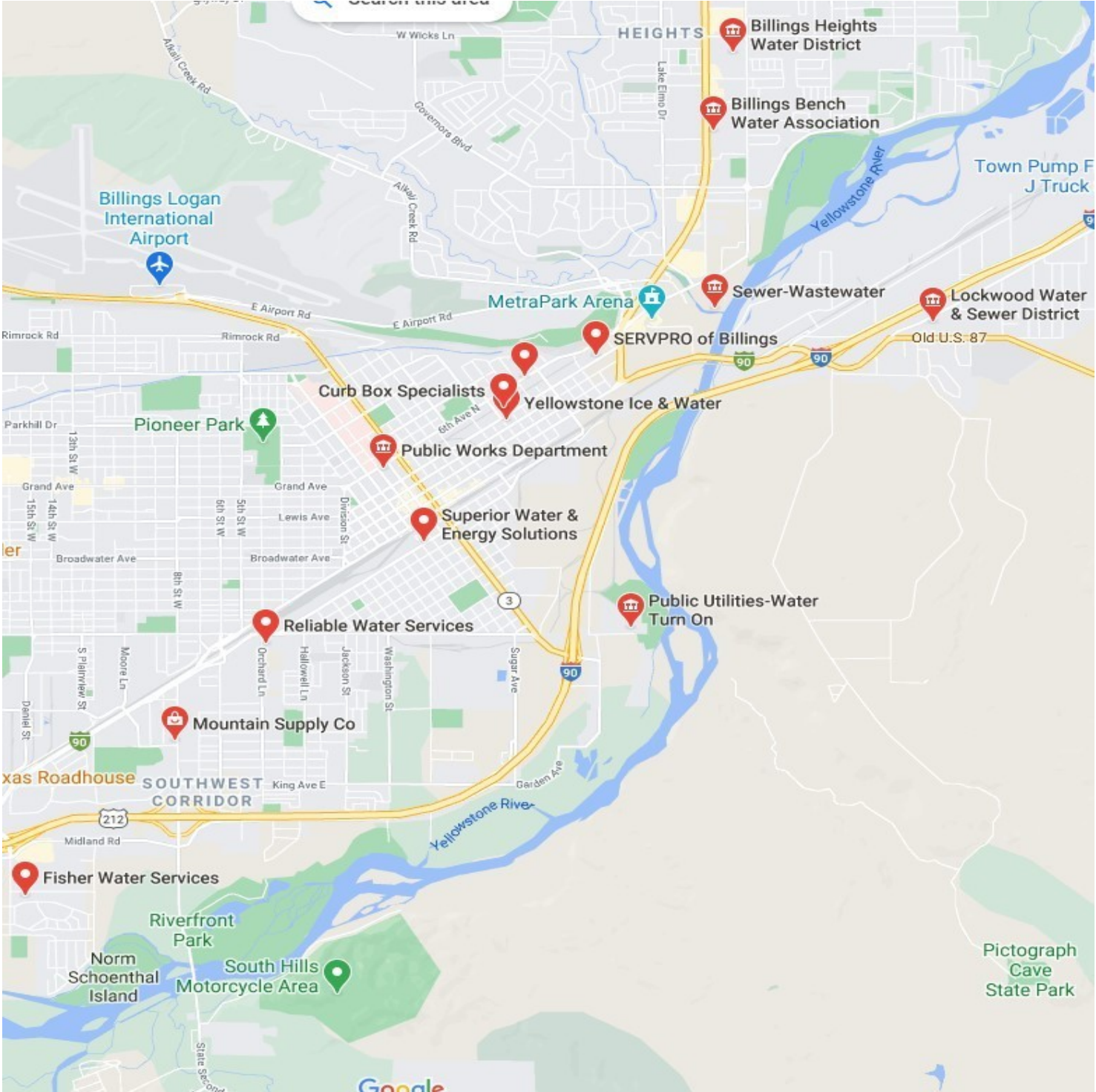
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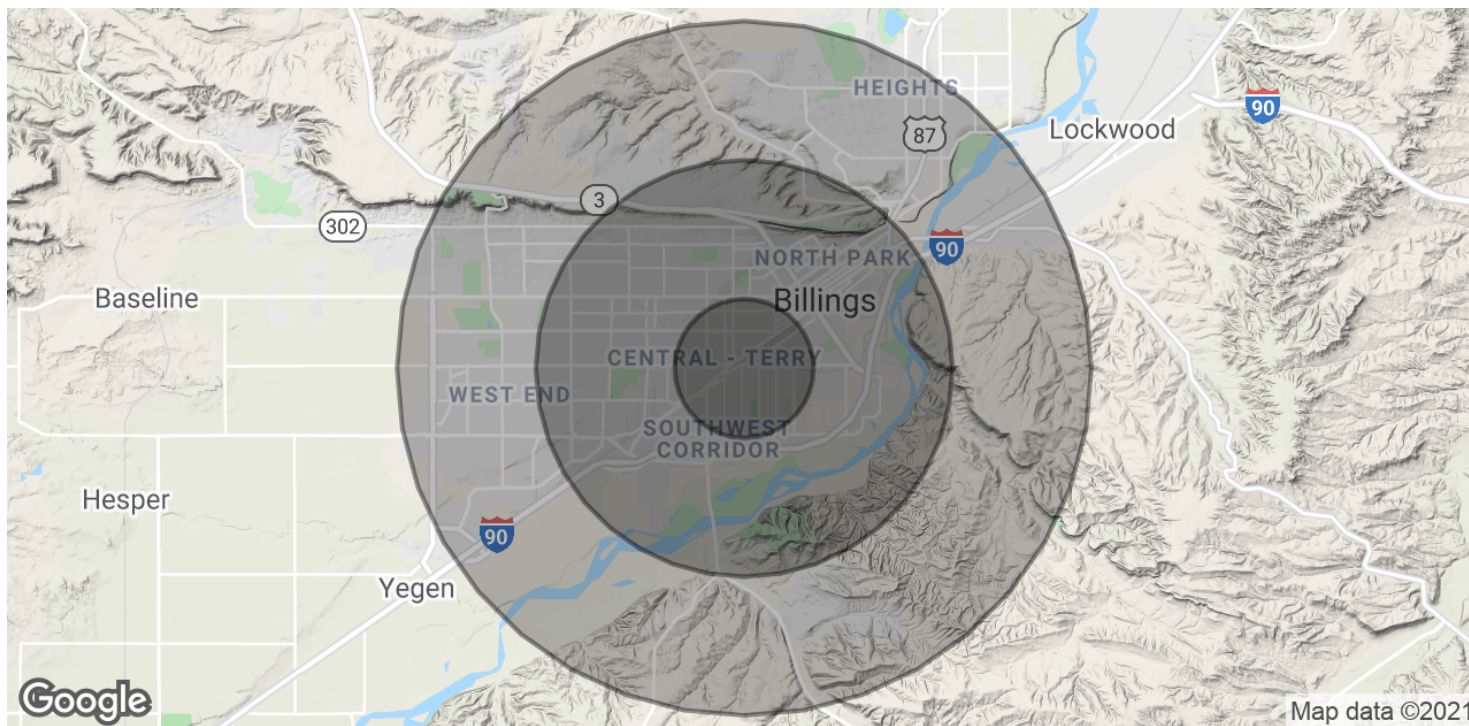
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RELIABLE WATER SERVICES

29 Orchard Ln, Billings, MT 59101

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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 10,571 | 60,409 | 101,047 |
| Average age | 32.2 | 34.7 | 36.7 |
| Average age (Male) | 32.4 | 33.4 | 35.3 |
| Average age (Female) | 32.2 | 37.1 | 38.6 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 4,682 | 26,072 | 43,278 |
| # of persons per HH | 2.3 | 2.3 | 2.3 |
| Average HH income | \$47,429 | \$48,892 | \$55,263 |
| Average house value | \$125,883 | \$155,100 | \$173,585 |

* Demographic data derived from 2010 US Census

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