



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

CBCMONTANA.COM

1437 WYOMING AVE



OFFICE

David Mitchell
406 794 3404
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Kyle Schlichenmayer
406 698 1899
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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



SALE

1437 WYOMING AVE

1437 Wyoming Ave, Billings, MT 59102



OFFERING SUMMARY

Sale Price: \$349,000

Lot Size: 10,500 SF

Year Built: 1965

Building Size: 2,762 SF

Zoning: Neighborhood Office

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PROPERTY OVERVIEW

Great mid town office for sale with 2, off street parking lots. Ideal for professional service firm looking to own their own building!

New roof in summer of 2020 and new windows installed May of 2021.

1,134 SF in basement and 1,638 SF on main level.

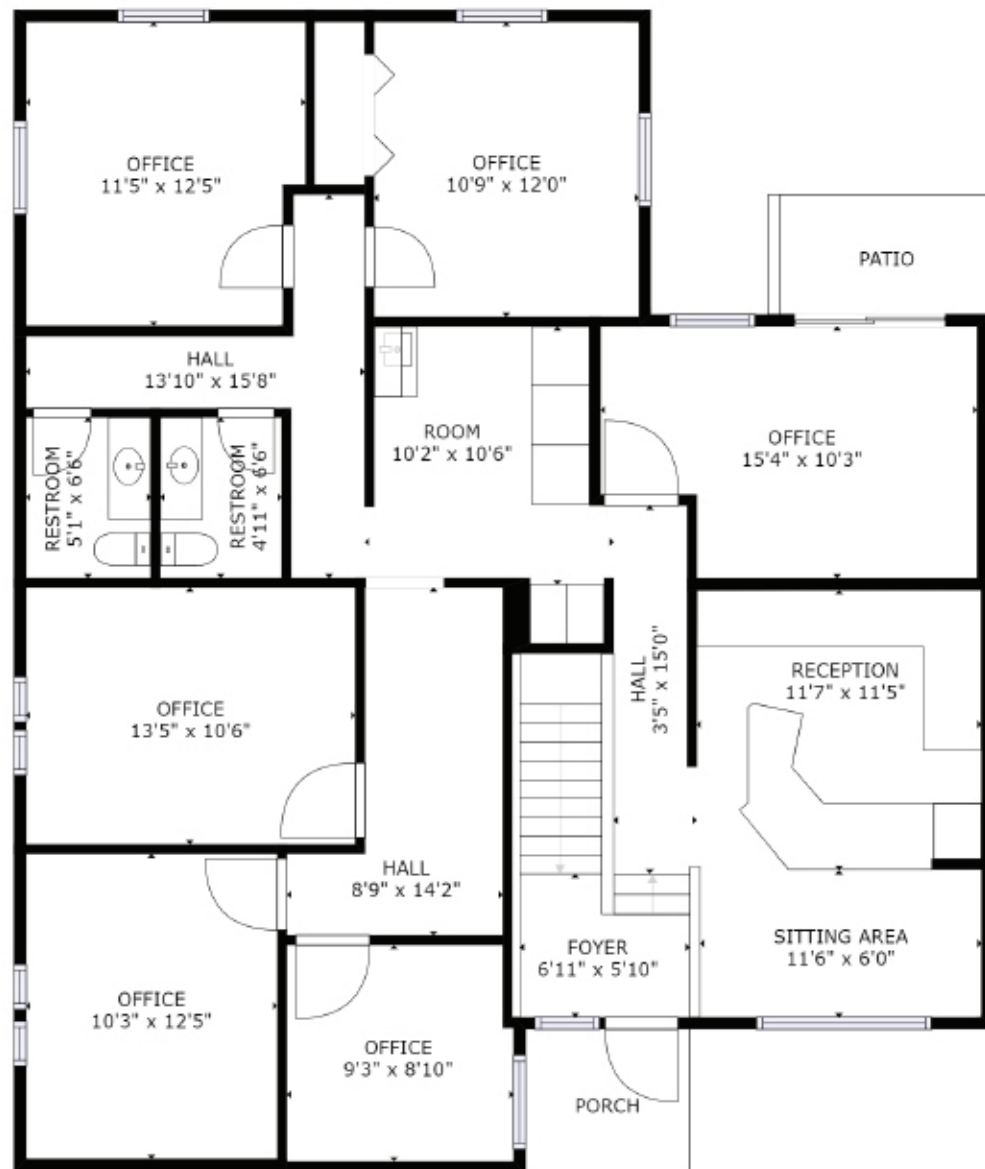
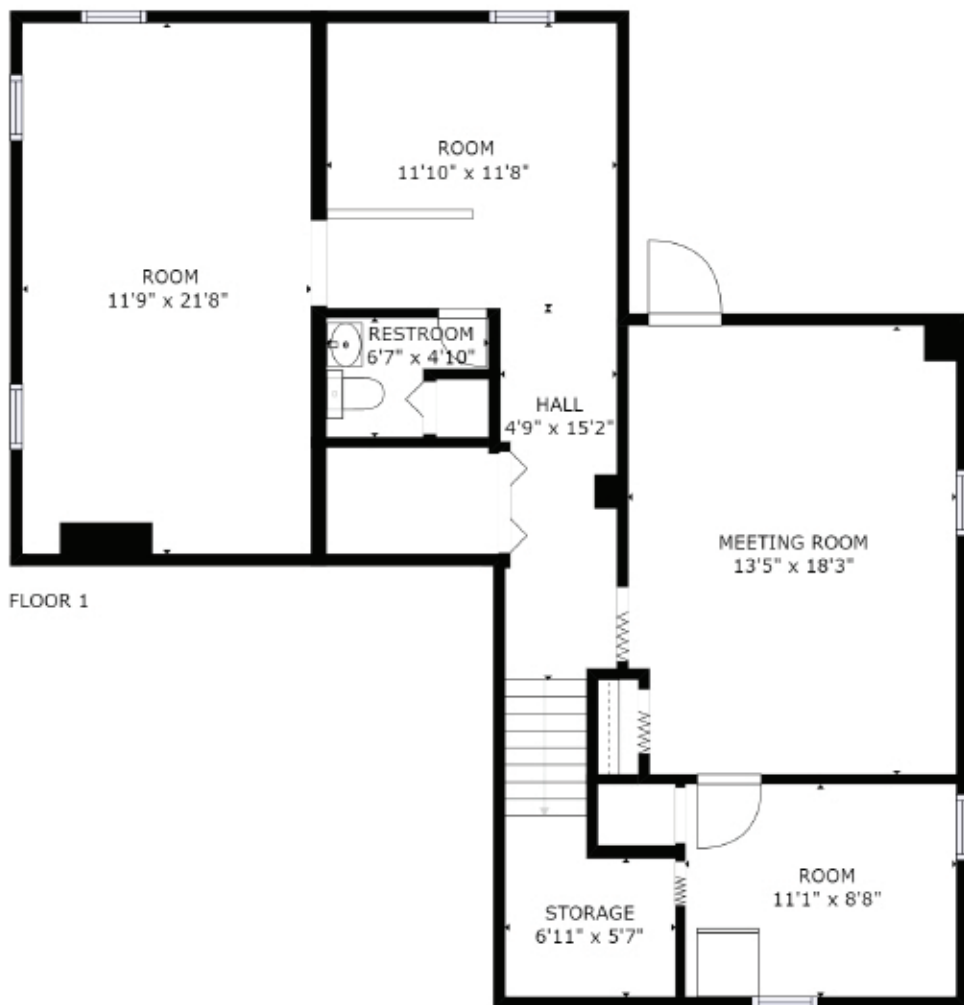
Office furniture is available for purchase through Peterson Quality Office.

3D Virtual Tour: <https://tinyurl.com/fctxusdd>



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GROSS INTERNAL AREA
 FLOOR 1: 987 sq. ft, FLOOR 2: 1516 sq. ft
 TOTAL: 2504 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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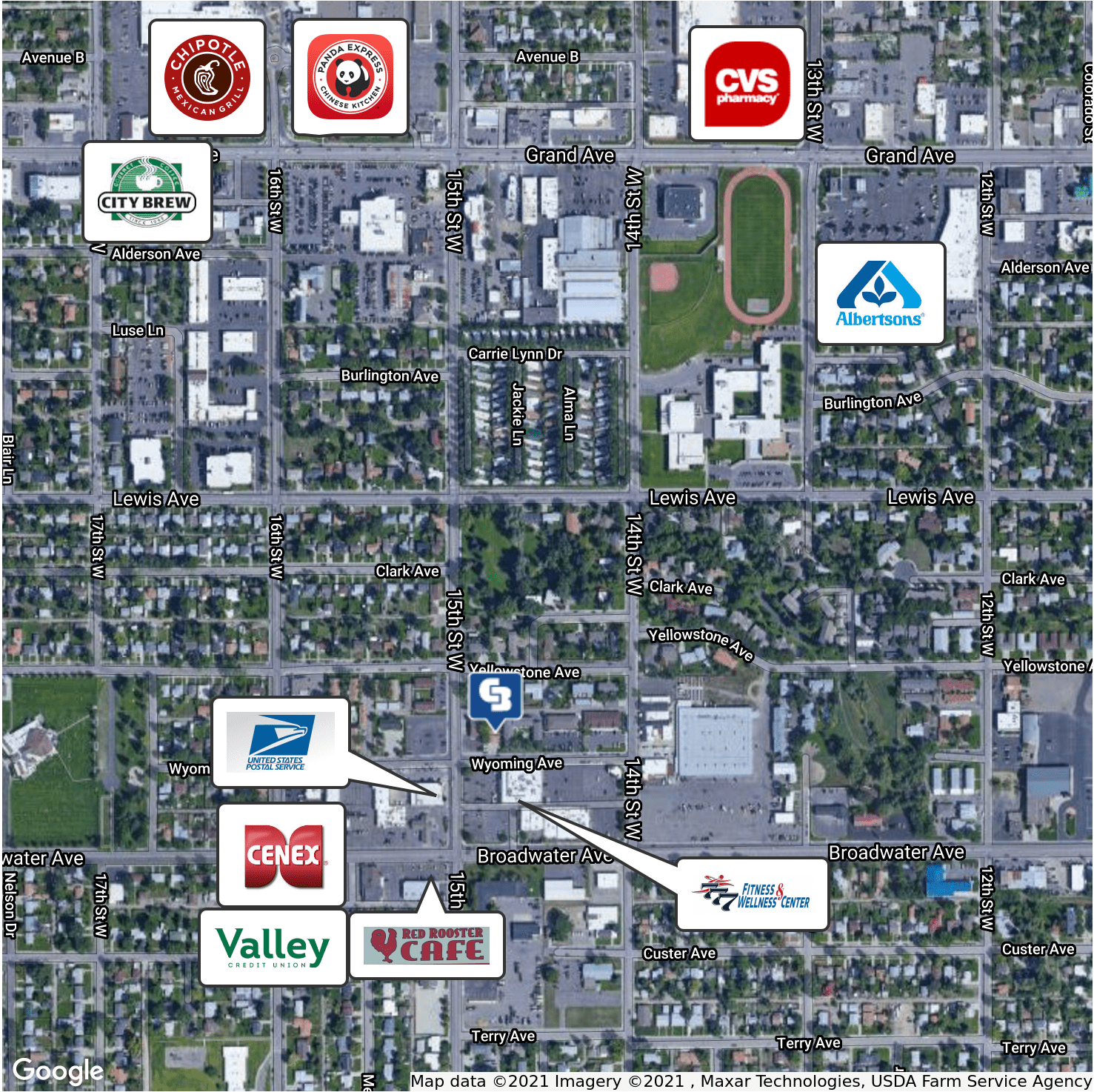
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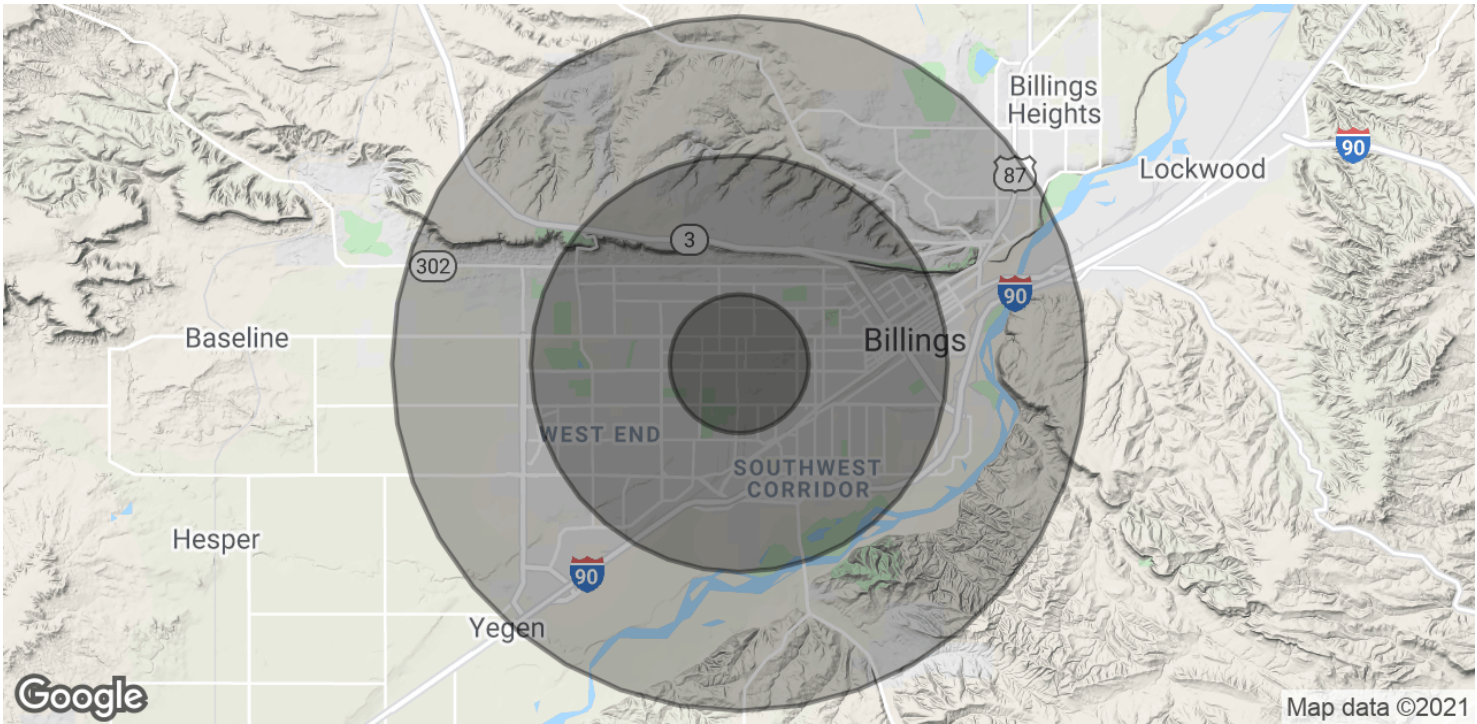
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,039	67,553	112,322
Average age	35.3	37.4	37.7
Average age (Male)	33.1	35.7	36.0
Average age (Female)	39.1	40.1	39.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,096	29,650	48,958
# of persons per HH	2.1	2.3	2.3
Average HH income	\$49,460	\$56,717	\$56,759
Average house value	\$147,650	\$185,370	\$181,439

* Demographic data derived from 2010 US Census

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