



**COLDWELL  
BANKER  
COMMERCIAL**

**CBS**

## 406 GRAND AVENUE

Billings, MT 59101

AVAILABLE SPACE

1,280 SF

ASKING PRICE

\$230,000 or \$1,550/Mo + Util



**SALE / LEASE**

CBCMONTANA.COM

OFFICE or RETAIL

Shaylee Green  
406 208 7723  
shaylee@cbcmontana.com

©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

COLDWELL BANKER COMMERCIAL  
CBS

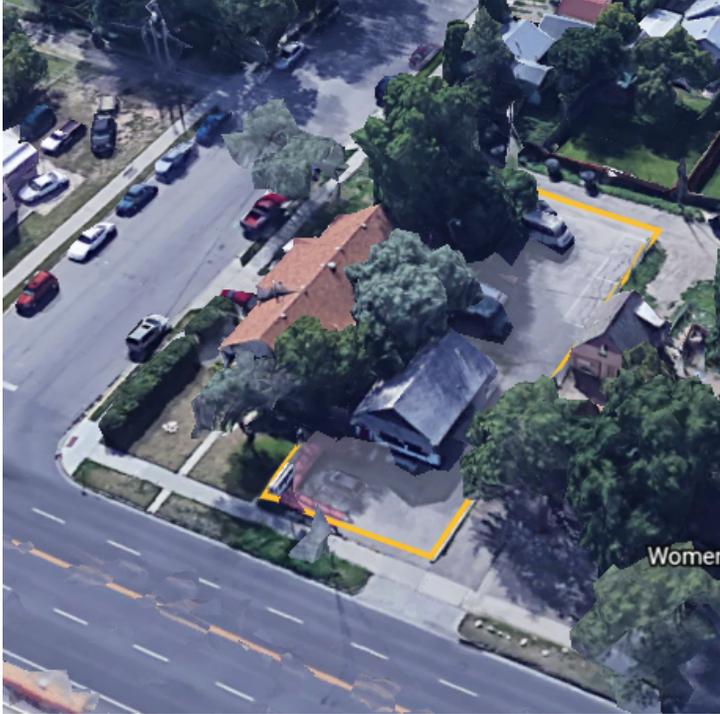
1215 24th Street, Suite 240, Billings, MT 59102  
406.656.2001



# 406 GRAND AVENUE

Billings, MT 59101

SALE / LEASE



## OFFERING SUMMARY

|               |                        |
|---------------|------------------------|
| Sale Price:   | \$230,000              |
| Available SF: | 1,280 SF               |
| Lease Rate:   | \$1,550.00/Mo + Util.  |
| Lot Size:     | 7,000 SF               |
| Year Built:   | 1939                   |
| Renovated:    | 2016                   |
| Zoning:       | Neighborhood Mixed Use |

## PROPERTY OVERVIEW

Property is located on a very busy mixed use ally with 25,000 cars a day. Near one of the 4 largest high schools. Some major updates have been done within 5 years. Seller will concede some money towards roof at closing with acceptable offer.

For Lease - \$1550 month + Utilities

For Sale - \$230,000

1280 Sf - 3 Parlors, 1 bath upstairs, drawing room, storage in basement.

7,000 sf lot

Zoned: Neighborhood Mixed Use

Taxes 2021 - \$2164

25,000 Traffic count

Front and rear parking - 15-20 spots

\*Non- conforming apartment would need finished - 800 SF

\*Negotiable roof concession at closing.

CBCMONTANA.COM

Shaylee Green  
406 208 7723  
shaylee@cbcmontana.com



CBS



# 406 GRAND AVENUE

Billings, MT 59101

SALE / LEASE



CBCMONTANA.COM

Shaylee Green  
406 208 7723  
shaylee@cbcmontana.com



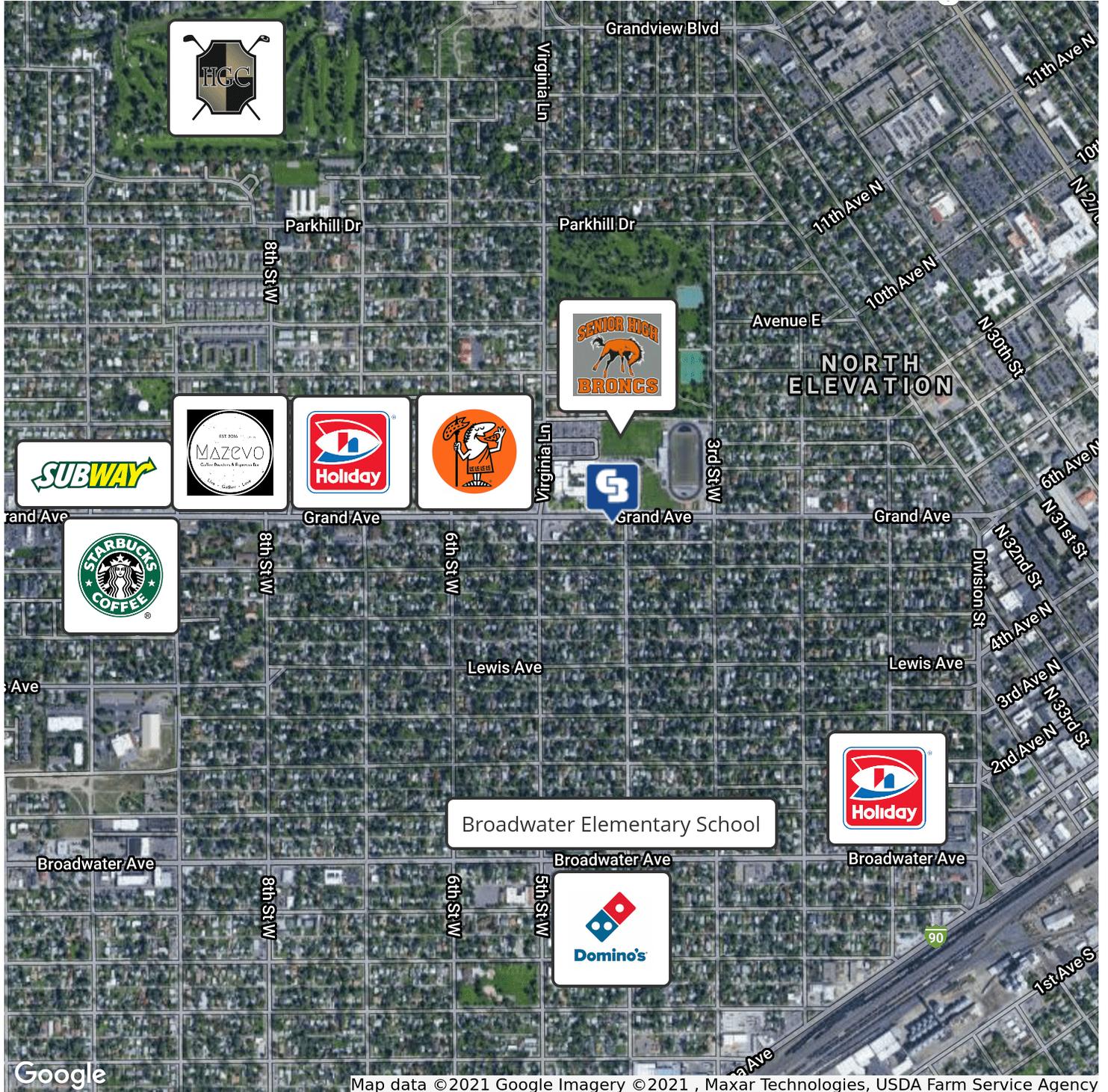
CBS



# 406 GRAND AVENUE

Billings, MT 59101

SALE /  
LEASE



CBCMONTANA.COM

Shaylee Green  
 406 208 7723  
 shaylee@cbcmontana.com



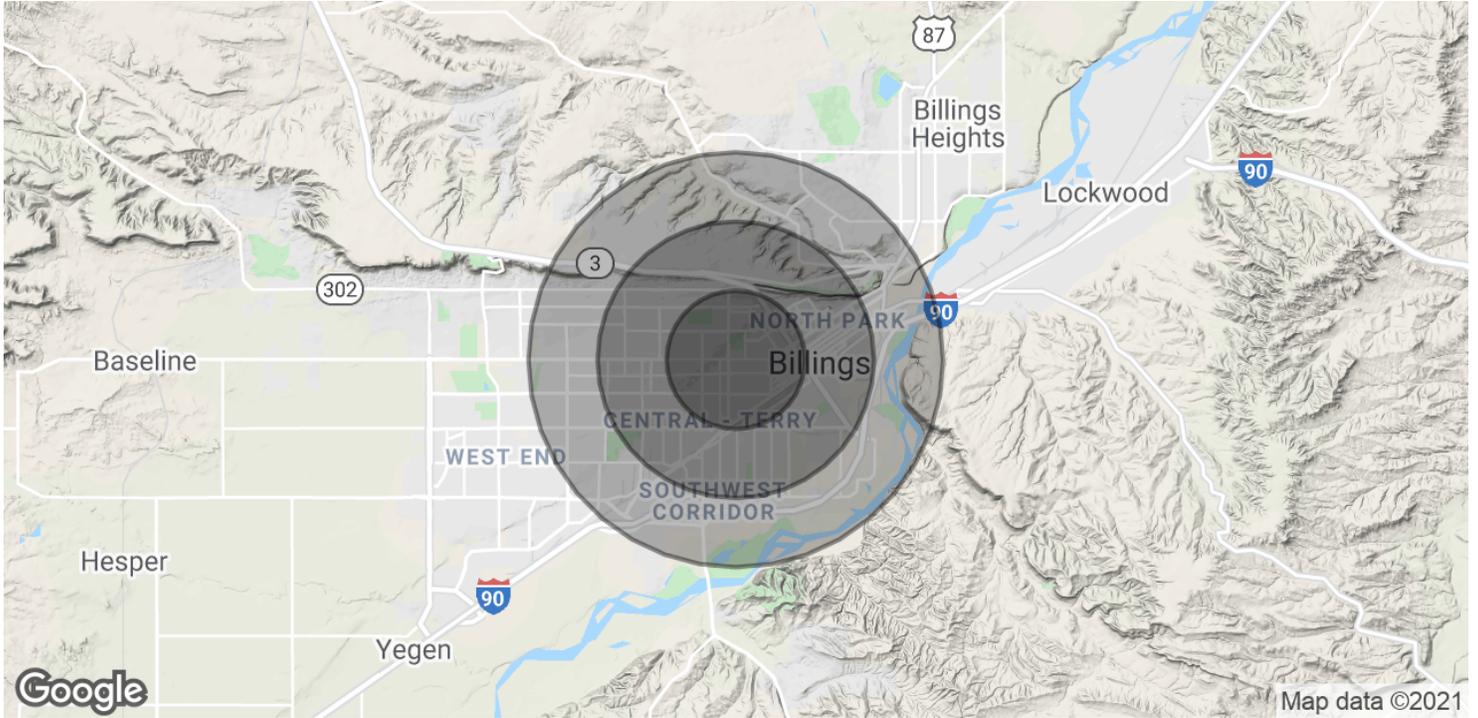
CBS



# 406 GRAND AVENUE

Billings, MT 59101

SALE /  
LEASE



| POPULATION           | 1 MILE    | 2 MILES   | 3 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 14,714    | 39,719    | 64,257    |
| Average age          | 34.0      | 34.1      | 35.2      |
| Average age (Male)   | 32.5      | 32.6      | 34.0      |
| Average age (Female) | 37.8      | 37.3      | 37.3      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 2 MILES   | 3 MILES   |
| Total households     | 6,890     | 17,689    | 27,691    |
| # of persons per HH  | 2.1       | 2.2       | 2.3       |
| Average HH income    | \$48,393  | \$48,840  | \$51,107  |
| Average house value  | \$188,643 | \$171,308 | \$161,430 |

\* Demographic data derived from 2010 US Census

CBCMONTANA.COM

Shaylee Green  
406 208 7723  
shaylee@cbcmontana.com



CBS