



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

2120 & 2124 REHBERG LANE

Billings, MT 59102

AVAILABLE SPACE

11,440 SF - Each building is 5,720 SF

ASKING PRICE

\$1,978,940 - Each 4-plex available for \$989,470

AREA

2 Northwest 4-plexes near schools, shopping, and dining. Each 4-plex sits on its own parcel.



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MULTI-FAMILY

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



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OFFERING SUMMARY

Sale Price:	\$1,978,940
Number Of Units:	4 each building 8 total
Lot Size:	10,125 SF each lot 20,250 SF total
Year Built:	2014
Building Size:	5,720 SF each building 11,440 SF total
Zoning:	NX2- Mixed Residential

PROPERTY OVERVIEW

- * Each 4-plex is available separately for \$989,470 on its own parcel containing 4 units making up a 5,720 SF building on a 10,125 SF lot.
- * 2 bed, 2 bath apartments (1,400 sqft each unit, 4 in each building, 8 total.)
- * Built in 2014, very durable and easy to maintain
- * 100% occupancy the last 4 years
- * Minimal landlord responsibilities
- * 4.5% cap
- * Handicap accessible interior units
- * Washer/dryer hookups in each unit
- * Great location to downtown and West end
- * Privacy, convenience, and high quality
- * Professionally managed
- * Property is owned by a licensed real estate agent in the state of Montana

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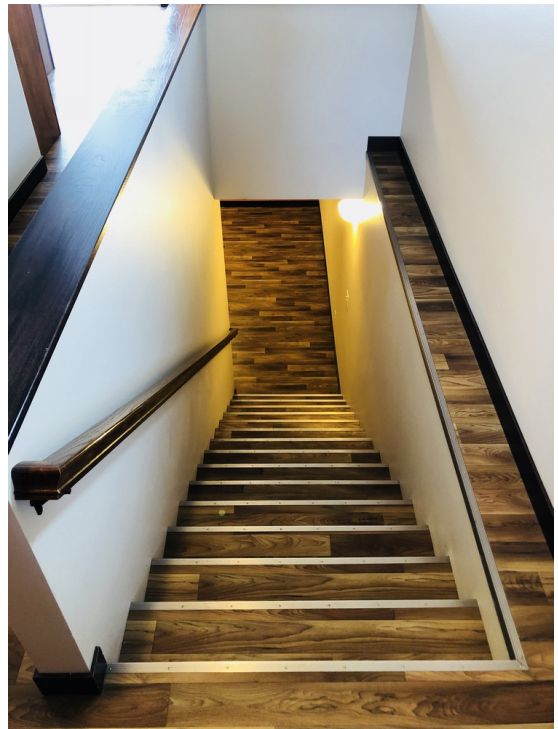
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