

# FOR SALE

## 10 N 35TH STREET

Billings, MT 59101

**SALE PRICE**

\$525,000



**COLDWELL BANKER**  
**COMMERCIAL**  
CBS

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**Brian Williams**

406 930 1750

[brian@cbcmontana.com](mailto:brian@cbcmontana.com)

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## OFFERING SUMMARY

Sale Price:	\$525,000
Lot Size:	6,500 SF
Building Size:	5,126 SF

## PROPERTY DESCRIPTION

**\*\*Off Street Covered Parking:** In addition to the work space, there is approximately 1,064 SF garage/storage area with an 8' OH door off the alley-way. There is also a door off of N. 35th St. but the door has not been used in years. This could be used by the owner or leased to an additional tenant. Currently, there are rubber floors throughout the space, as it was once used as a personal gym.

**\*\*Yoga/Small Office:** Off that shop space, in the NWE corner of the building, is another small, 300 SF studio unit. It has its own bathroom and shower. This could be a small additional office or personal yoga/workout space.

**\*\*Summary of Highlights:** Fully upgraded office space, roof redone in last five (5) years and maintained by local roofing company (Sprague Roofing), brand new HVAC in office space, residential-space partially remodeled and in great shape, mature trees on and around property, plenty of off-street parking in graveled parking lot.

**\*\*Investment Income:** Current owner (attorney) willing to sign a 1-year lease on the office space at \$1,200/month (gross) and residential tenants just signed a 6-month, \$1,400/month lease through December 1st, 2022.



## PROPERTY DESCRIPTION

### LIVE:

**\*\*Residential Unit:** On the second floor of the building is a residential unit boasting 3 Bedrooms and 2 Baths and over 2,000 SF of living space. Access from graveled parking lot (off street parking) or through the office space (lockable). Bedrooms are all over-sized, two of which have walk-in closets and the other has two small closets along with plenty of space for dressers and other clothing storage furniture. One bedroom has its own bathroom. Laundry (washer & dryer included) in-unit. This third bedroom has access to the balcony, where a rooftop deck could be added over the roof decking for enjoyment of downtown Billings at its finest.

### WORK:

**\*\*Work Space:** The ~1,325 SF office space was fully remodeled in 2020 and offers an exceptionally remodeled reception area upon entering from N .35th St. and has a very nice office, kitchenette, conference room, storage areas (2) and a bathroom. All new furnace and water heater, as well. Every upgrade was professionally contracted and it's obvious no corners were cut with the upgrades.

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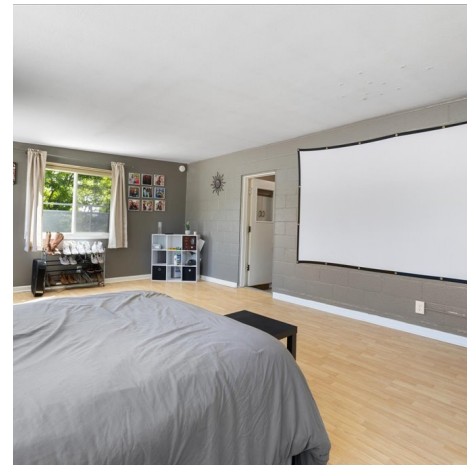


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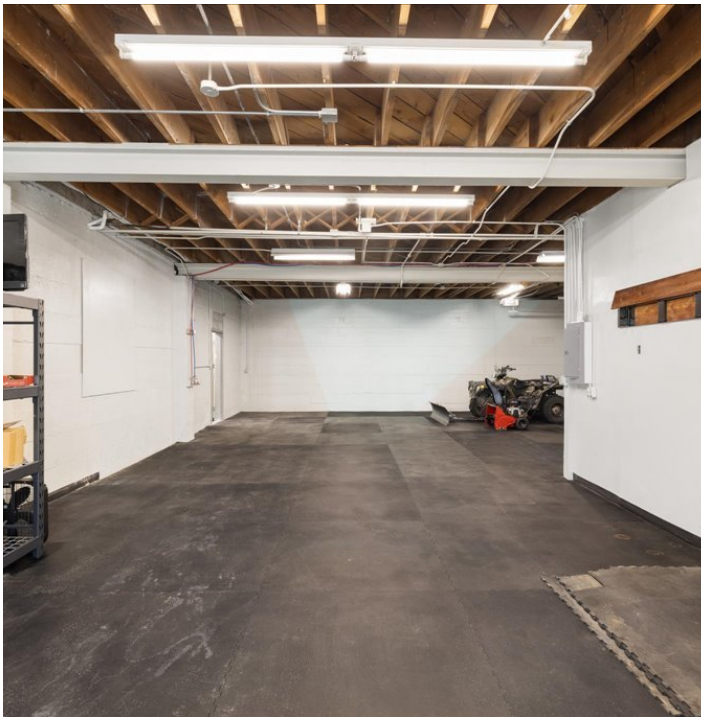
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