

# SALE

## 9 N 32ND ST

9 N 32nd St Billings, MT 59101

**SALE PRICE**

**\$480,000**



**COLDWELL BANKER  
COMMERCIAL**  
CBS

**Nathan Matelich, CCIM**

406 781 6889

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### OFFERING SUMMARY

Building Size:	3,700 SF
Lot Size:	6,500 SF
Price / SF:	\$129.73
Cap Rate:	7.06%
NOI:	\$33,898
Zoning:	CBD-Central Business District

### PROPERTY OVERVIEW

- \*9 N 32nd St, Billings
- \*Downtown Retail Investment Property for Sale
- \*Long Term Tenant Servicing Billings Since 1977
- \*\$480,000
- \*3,700 SF Building
- \*New 5 Year Lease Recently Signed
- \*Net Operating Income = \$33,898
- \*7.1% Cap Rate
- \*2% Yearly Rent Escalators

### LOCATION OVERVIEW

9 N 32nd St is the home to a long term tenant with roots going back to 1977. With a new 5 year lease and tenant responsible for 100% of the maintenance, this investment property is perfect for someone looking for a true “mailbox money” investment property. This property benefits from its central location and retail exposure on Montana Ave.

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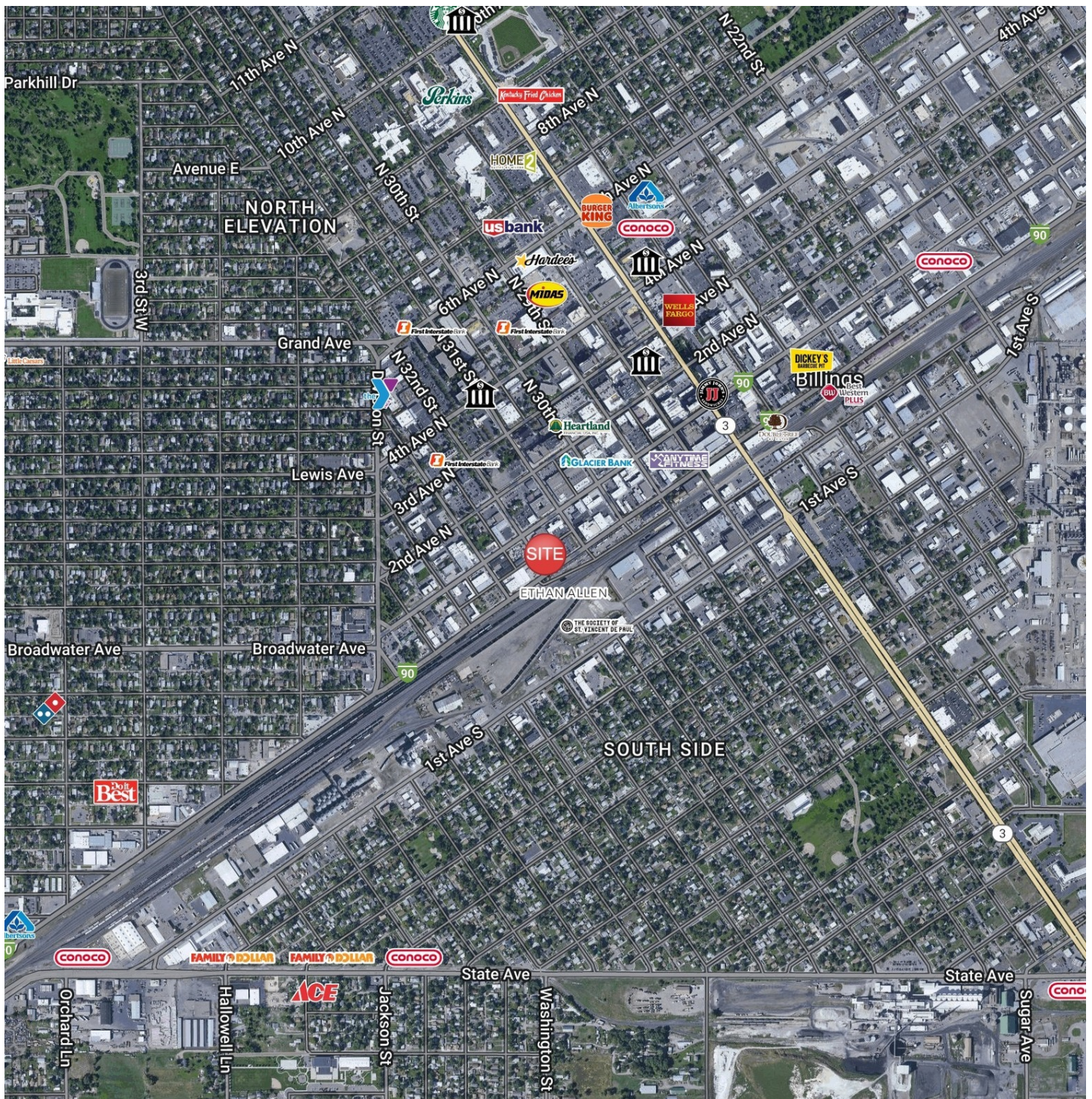
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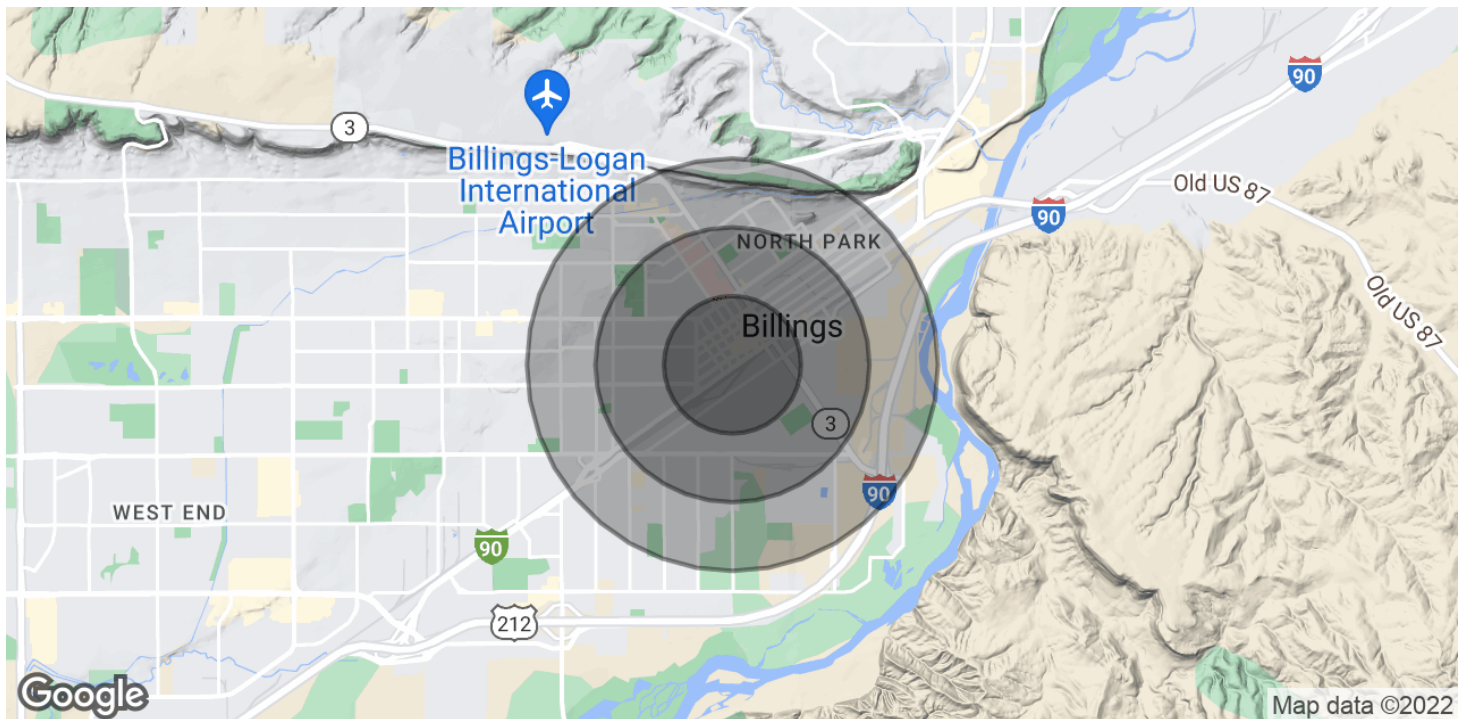
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### POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,438	10,622	21,769
Average Age	39.4	35.0	34.0
Average Age (Male)	36.7	32.6	32.3
Average Age (Female)	43.2	37.6	36.7

### HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,326	5,396	10,628
# of Persons per HH	1.8	2.0	2.0
Average HH Income	\$51,054	\$50,690	\$51,307
Average House Value	\$113,683	\$160,799	\$178,127

\* Demographic data derived from 2020 ACS - US Census

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