

SALE

423 KUHLMAN DRIVE

Billings, MT 59105

SALE PRICE

\$525,000



COLDWELL BANKER
COMMERCIAL
CBS

Brian Williams

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FOR SALE

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RESIDENTIAL HOME

- 2,250 SF on One Level
- Fully Remodeled from top to bottom in 2022
- Five (5) Nicely Sized Bedrooms, Complemented by Three (3) Full Bathrooms
- New Water & Sewer Supply Lines to Home
- New Steel Roof
- Newly Installed In-Floor Radiant Heat Throughout
- New Forced Air A/C
- New Concrete Board Siding
- New Windows & Doors (Interior & Exterior)
- All New Electrical, Electrical Panel (200 Amp) & Plumbing
- Brand New On-Demand Water Heater
- Complete Custom Kitchen with All New Stainless Steel Appliances & Quartz Countertops
- New 40", 6-Burner Stove
- Veggie Prep-Sink in the Island + 30" Farmhouse Sink
- New Tile/Carpet/LVP Throughout
- Bathroom One: 72 x 36-inch Jacuzzi Tub with Custom Quartz Shower and Matching Vanity
- Bathroom Two: 60 x 32-inch Jacuzzi Tub with Full Custom Tile Surround
- Master Bath (3): Custom Tile Shower
- 1,800 SF Fenced Patio
- Fully Fenced 8'x24' Completely Fenced Private Deck

COMMERCIAL SHOP

- 2,588 SF on One Level
- 8' High x 16' Wide Garage Door
- Two (2) Man-Doors
- New Sewer & Water Supply Lines
- New 200 Amp Electrical Service & Electrical Panel
- Commercial Rooftop Heat & A/C Unit (Needs Hooked Up)
- Seller Willing to Negotiate on Shop Being Built-To-Suit Upon Purchase (Owner is local contractor) himself
- Shop to Potentially Include: 120' of 10' Pallet Racking + 16' x 6.8' Steel Fab Table. Could also be Removed.

OFFERING SUMMARY

Sale Price:	\$525,000
Number of Units:	2
Lot Size:	10,990 SF
Home Size:	2,250 SF
Shop Size:	2,588 SF
Zoning:	CX- Heavy Commercial

POTENTIAL INVESTMENT RETURN

- House likely to lease for \$2,500+/Month
- Shop likely to lease for \$1,600+/Month
- Tenants to Cover Utilities
- Assume \$49,200 of Annual Lease Income
- Estimated Expenses of \$9,000/Year
- At \$525,000, A New Buyer Would Achieve a 7.67% CAP Rate
- Shop and House have:
 - * Separate Addresses
 - * Separate Electrical Meters
 - * Separate Gas Meters
 - * Shared Water & Sewer Services

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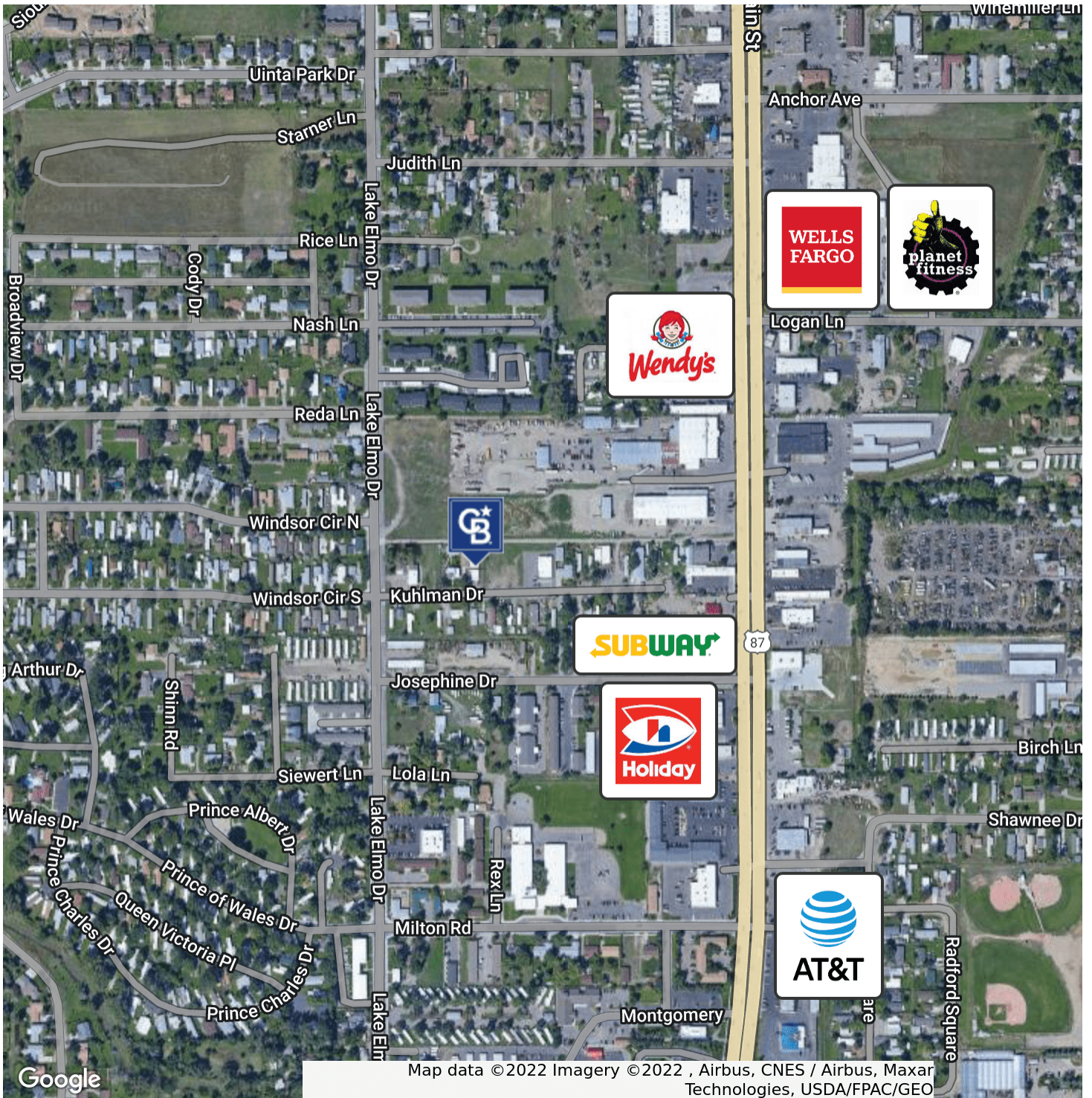


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