

SALE

16841 1/2 HIGHWAY 12 W & 5 SHOP RD

16841 1/2 Highway 12 W & 5 Shop Rd Roundup, MT 59270

SALE PRICE

\$249,000



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

406 781 6889

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OFFERING SUMMARY

Building Size: 5,500 SF

Lot Size: 1.7 Acres

PROPERTY OVERVIEW

*16841 1/2 Highway 12 W & 5 Shop Rd, Roundup

*Multifamily Conversion Property + RV Park

*For Sale \$249,000

*Approx. 5,500 SF Church that is 50% converted to a Lodge/Motel/Air BNB

*4 Space RV Park – Electric, Well Water & Septic (Waiting for Final DEQ Approval)

*2 Tracts of Land Totaling 1.7 Acres

*5,500 SF Building is on Well & Septic

*Located Outside the Roundup City Limit

LOCATION OVERVIEW

With a lack of housing and numerous infrastructure upgrades happening in Roundup in the coming years, Roundup is desperately in need of additional living quarters and RV spaces to meet the housing demand. This multifamily conversion project and RV park is about 50% complete and ready for a handyman or developer to step in and finish the job. Currently in the 5,500 SF building, there are currently 5-6 bedrooms (room for lots more), a large gathering space, common area restrooms with showers and laundry hookups. There is also a full set up kitchen cabinets with sink that just needs to be hooked up. Alternatively, the 5,500 SF building could be turned into a 4 plex. The 4 unit RV park is just awaiting DEQ approval before it can be used.

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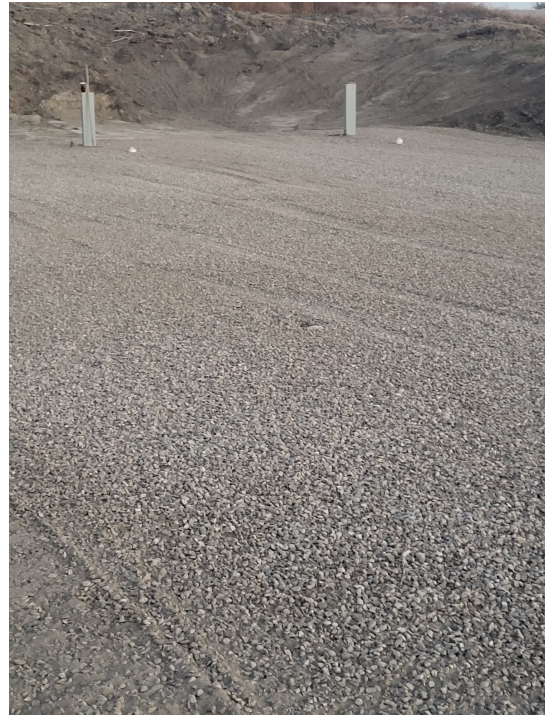


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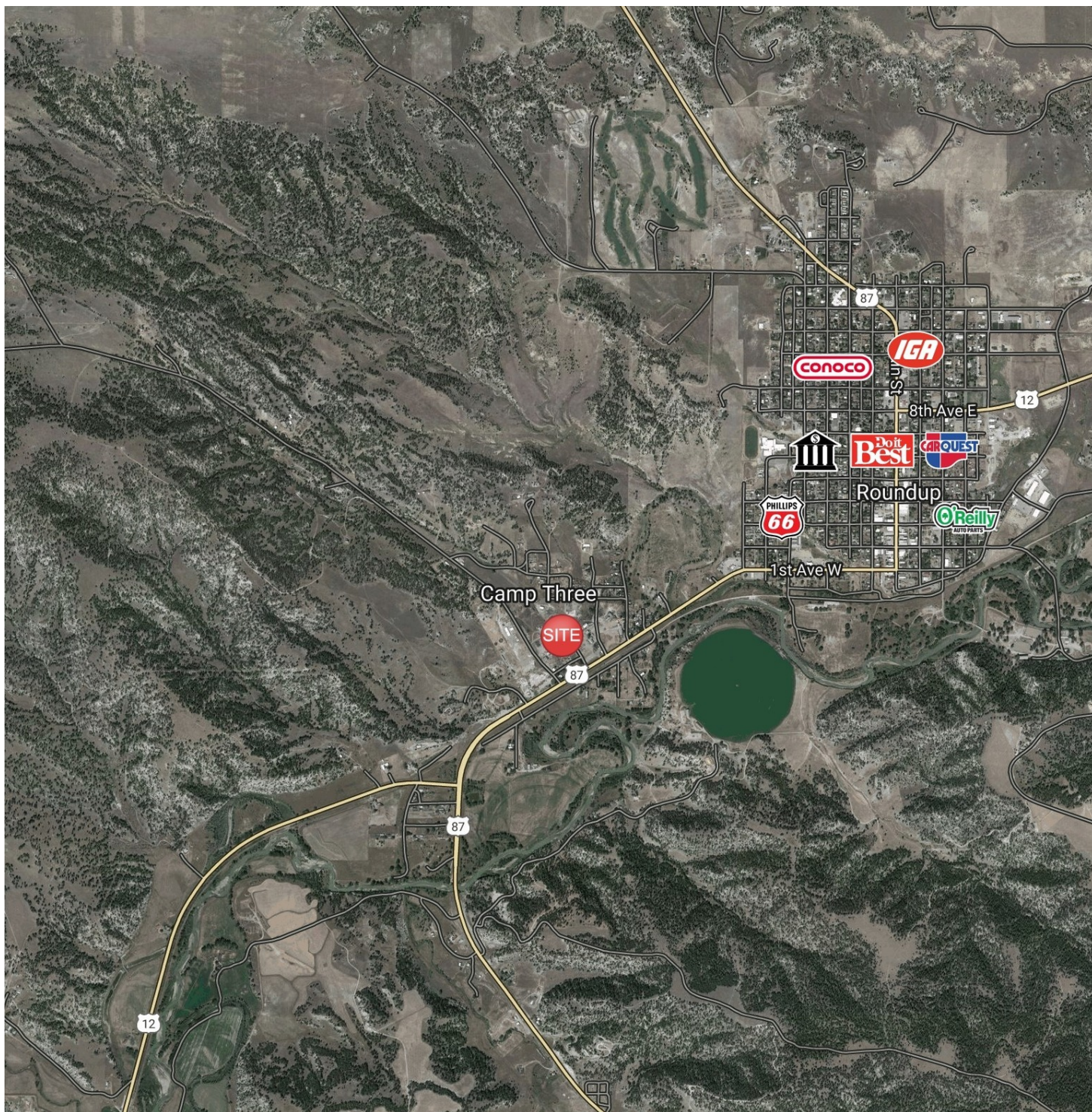


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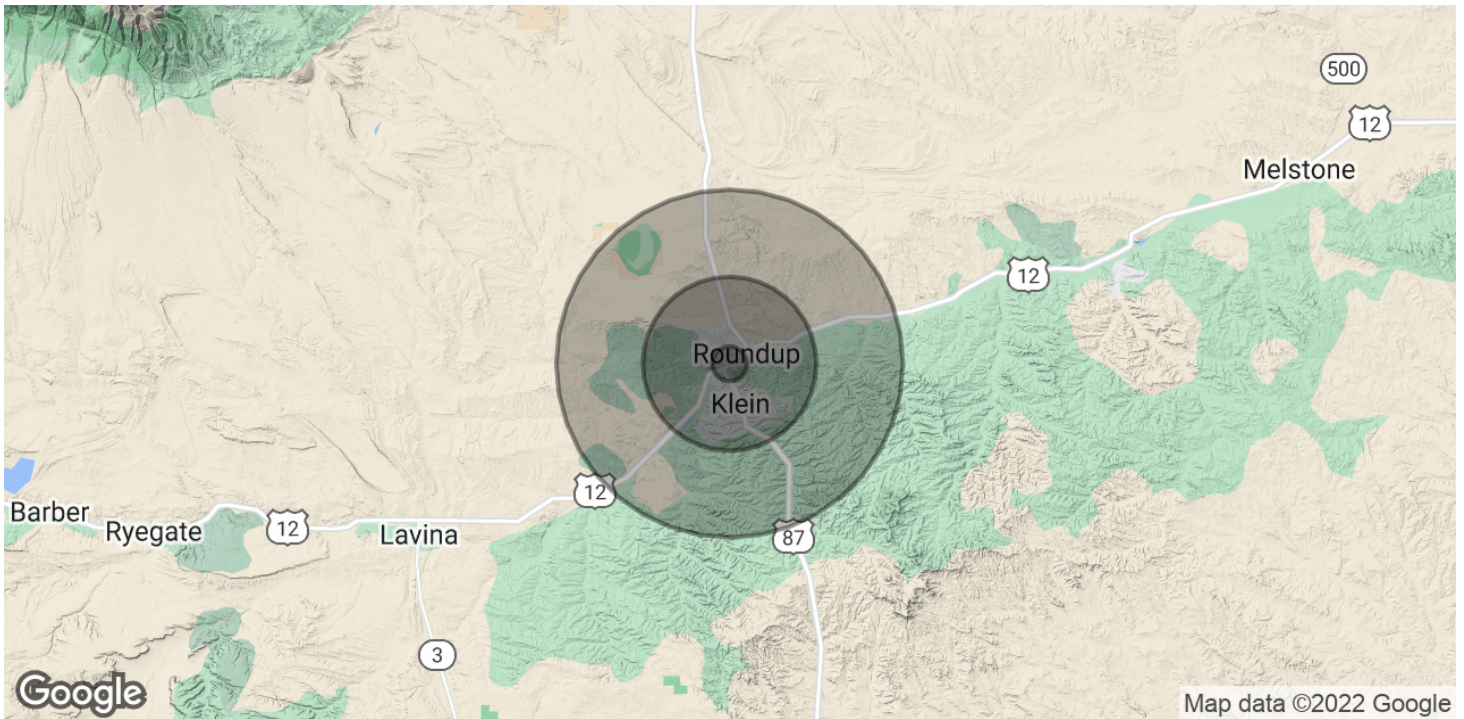


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	310	2,041	2,457
Average Age	52.4	52.4	51.9
Average Age (Male)	46.5	50.7	50.4
Average Age (Female)	54.1	50.3	50.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	206	1,260	1,495
# of Persons per HH	1.5	1.6	1.6
Average HH Income	\$41,212	\$47,156	\$47,978
Average House Value	\$80,347	\$124,185	\$144,819

* Demographic data derived from 2020 ACS - US Census

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