

SALE

2,732 SF RETAIL BUILDINGS

302 S 29th St Billings, MT 59101

SALE PRICE REDUCED TO \$285,000



**COLDWELL BANKER
COMMERCIAL**
CBS

Nathan Matelich, CCIM

406 781 6889

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OFFERING SUMMARY

Building Size:	2,732 SF
Lot Size:	7,000 SF
Year Built:	1943
Zoning:	NMU-Neighborhood Mixed-Use

LISTING OVERVIEW

2,732 SF Retail Buildings for Sale
Previously Koinonia Laundromat
Price: \$285,000
2,732 SF of Buildings
7,000 SF Lot
Zoned Neighborhood Mixed Use

LOCATION OVERVIEW

Retail building previously Koinonia Laundry for sale. Property also includes a 1 bed 1 bath single family home rental. All furniture fixtrures and equipment from Koinonia Laundry have been removed but infrastructure is still intact. Buyer can either reopen a coin operated laundry facility by adding machines or convert the building to a different retail use.

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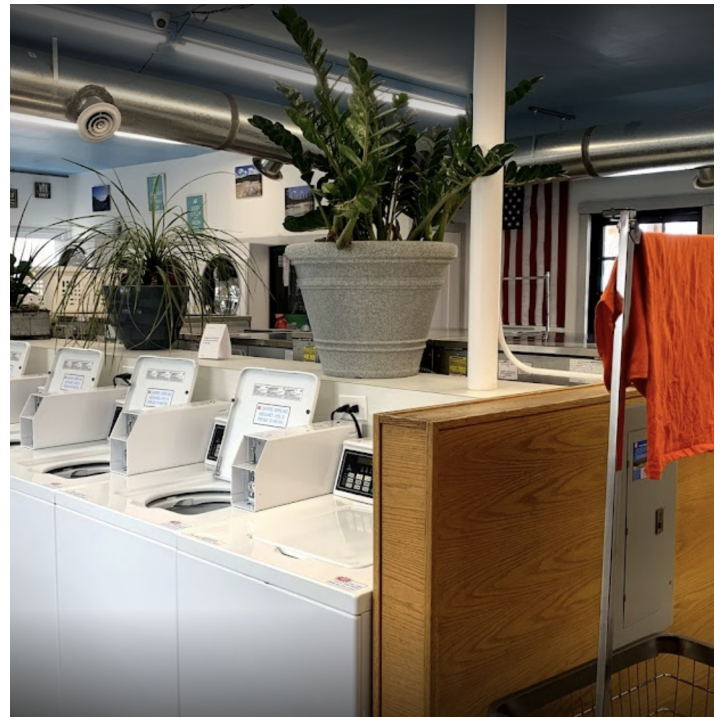
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BUILDING AT 302 S 29TH ST:

- Zoned Neighborhood Mixed Use
- 1,521 SF Retail Building
- All new within the last five years:
- 400 Amp building service
- 2" water service with new bulkhead
- Building sewer cleanouts
- Foam spray roof and metal patio roof
- High efficiency HVAC system
- (3) Sheds
- Vinyl fence with metal driveway gate
- LED Lighting inside and out
- New paint inside and out
- 3 Phase Power.



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BUILDING AT 2910 3RD AVE S:

- 1Bed/2 Bath Single Family Residence
- 1,211 SF House
- Included on same lot
- New 200 amp service
- New high efficiency hot water heater and HVAC system
- Replacement windows/doors
- Remodeled kitchen/dining and second bath
- House is stripped down to the studs outside of those two rooms and needs \$10,000-\$20,000 of sheetrock work
- Ability to add a wall to create a 2 bedroom house



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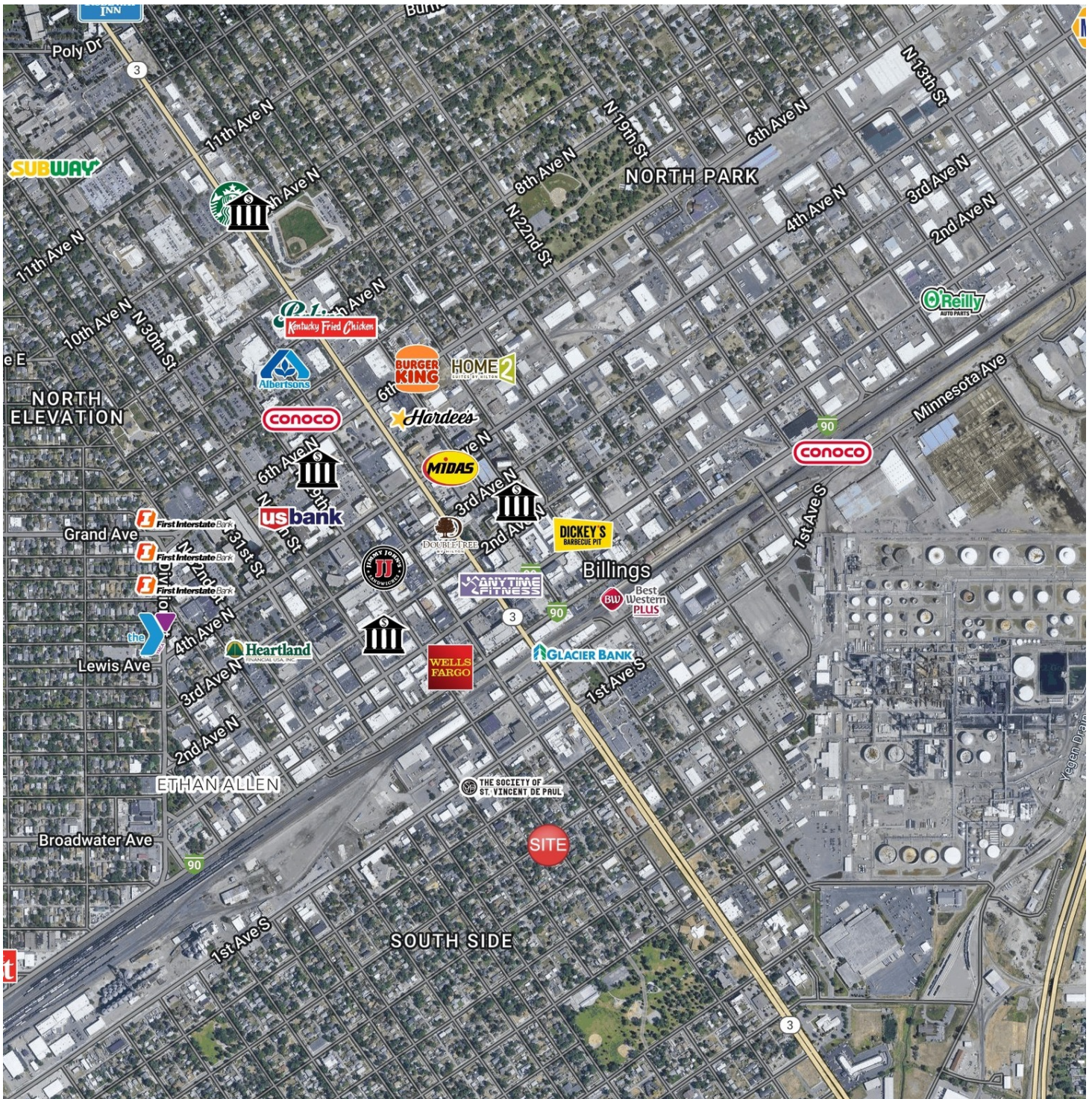


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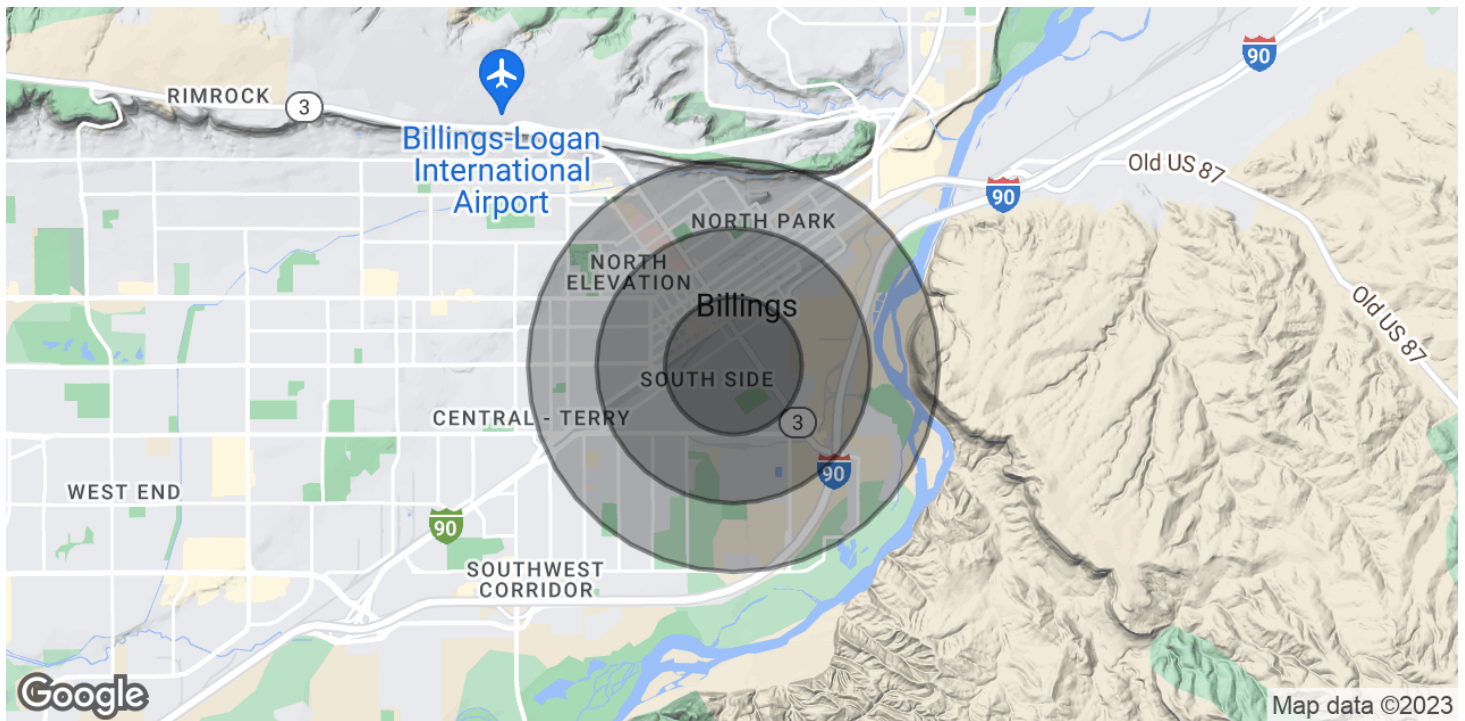


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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,036	7,509	17,792
Average Age	40.2	36.1	34.8
Average Age (Male)	37.5	33.4	33.2
Average Age (Female)	41.5	39.1	37.6

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,001	3,693	8,739
# of Persons per HH	2	2	2
Average HH Income	\$44,581	\$47,351	\$48,707
Average House Value	\$110,728	\$145,237	\$167,920

* Demographic data derived from 2020 ACS - US Census

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