

# SALE

## JAVA DOWNUNDER COFFEE SHOP

401 N 31st St Billings, MT 59101

SALE PRICE

\$50,000



COLDWELL BANKER  
**COMMERCIAL**  
CBS

**Nathan Matelich, CCIM**

406 781 6889

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### OFFERING SUMMARY

Sale Price:	\$50,000
Zoning:	CBD-Central Business District
Established:	1993
FF&E:	\$35,000
Gross Revenue:	\$55,500

### PROPERTY OVERVIEW

Downtown Full Service Coffee Shop for Sale  
Asking Price \$50,000  
Established:1993  
Located at the First Interstate Bank tower in Billings, MT  
Gross Revenue \$55,500  
FF&E Estimated at \$35,000  
FF&E & Inventory Included in asking price  
250 SF Building Space is Leased for \$240/mo

### LOCATION OVERVIEW

Java Downunder is the exclusive, full service coffee shop servicing the tenants and visitors of First Interstate Bank Tower which is the largest Class A office building in downtown Billings spanning over 60,000 SF. Coffee, baked goods, drinks and snacks are currently priced at 35% below market so ability to raise prices and increase profits is substantial. Java Downunder has been in business for over 20 years. Our coffee beans are sourced from a local roaster. All of our bagels, cookies, and other goodies also come from local bakers. Seller is willing to train the new owner.

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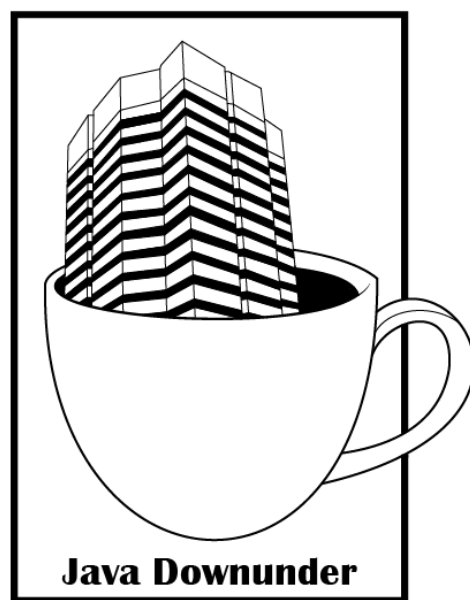
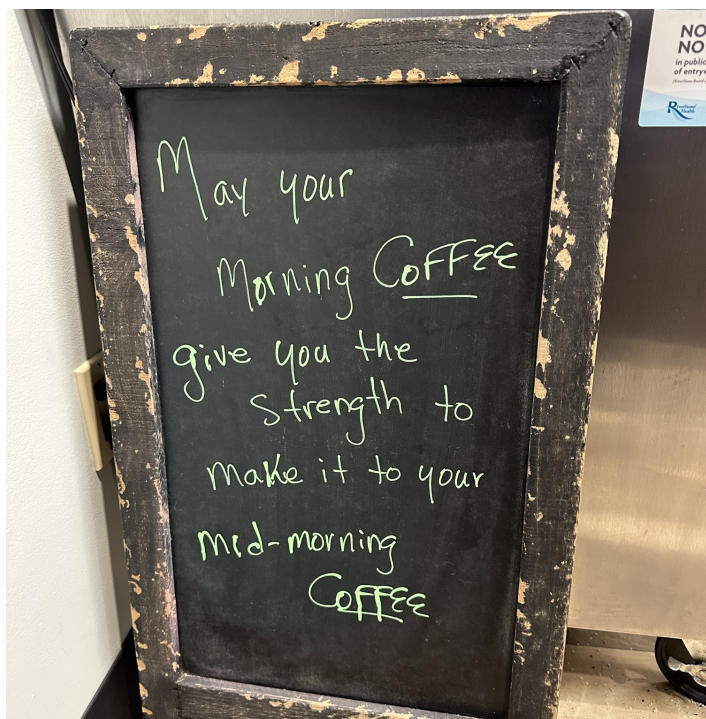
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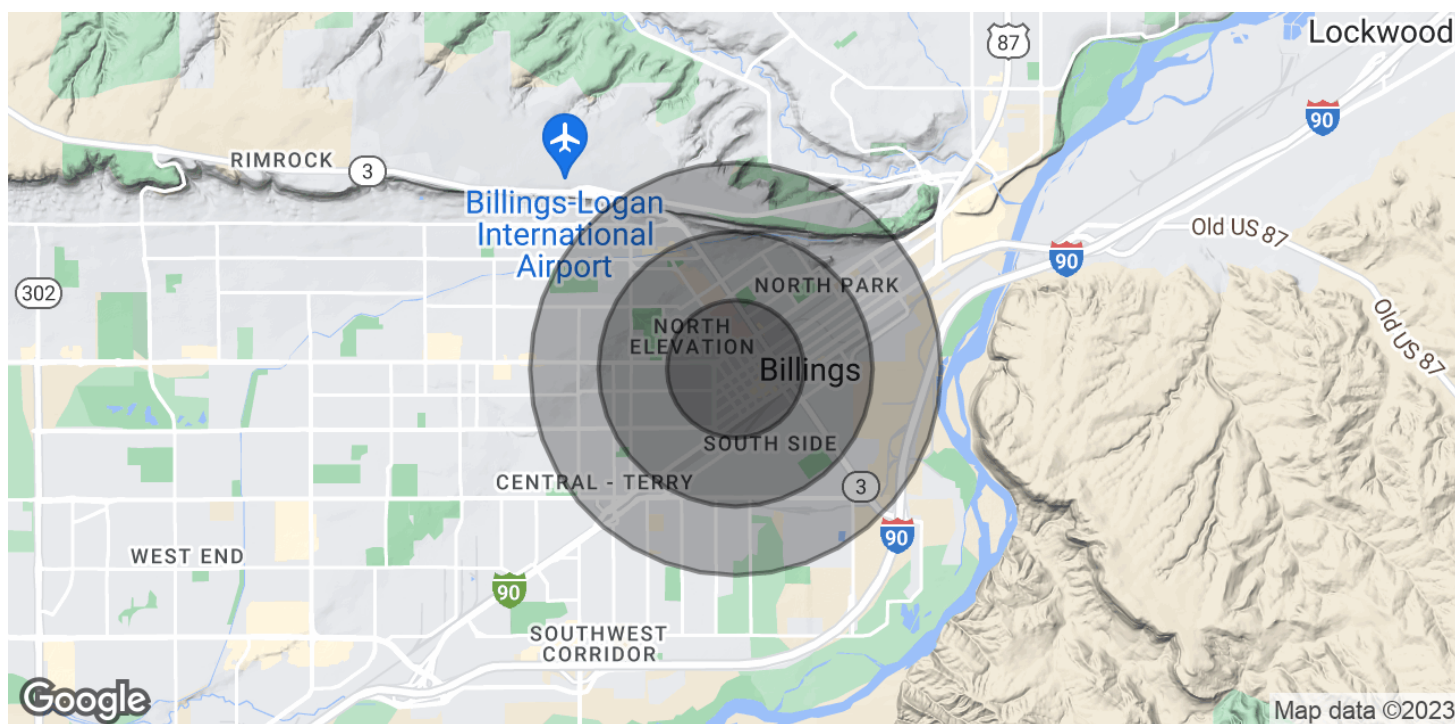




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### POPULATION

#### 0.5 MILES

#### 1 MILE

#### 1.5 MILES

Total Population	2,805	11,976	22,009
Average Age	37.1	34.1	33.8
Average Age (Male)	36.2	32.1	31.7
Average Age (Female)	40.6	36.2	36.4

### HOUSEHOLDS & INCOME

#### 0.5 MILES

#### 1 MILE

#### 1.5 MILES

Total Households	1,687	6,230	10,781
# of Persons per HH	1.7	1.9	2
Average HH Income	\$50,545	\$50,882	\$53,331
Average House Value	\$131,941	\$172,240	\$185,878

\* Demographic data derived from 2020 ACS - US Census

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