

SALE

1515 4TH AVE N & 402 N 15TH ST

1515 4th Ave N & 402 N 15th St Billings, MT 59101

SALE PRICE

\$600,000



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

406 781 6889

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OFFERING SUMMARY

Building Size:	7,000 SF
Lot Size:	21,000 SF
Price / SF:	\$85.71
Year Built:	1980
Zoning:	East Billings Central Works

PROPERTY OVERVIEW

- *7,000 SF Shop/Warehouse Building
- *4 qty 14 ft Overhead Doors
- *2 qty Car Lifts
- *Small Office
- *Bathroom
- *Large Pylon Sign
- *Great Retail Exposure and High Traffic Counts

NOTE: Building has a demising wall in the middle that would potentially allow 2 separate businesses to occupy the building.

LOCATION OVERVIEW

1515 4th Ave N & 402 N 15th St was previously the home of Dimmick's Diesel & Automotive Repair and perfectly suited for any business that that needs a location to repair or service their vehicles. This property is located in the Billings BIRD district which has grants and financial incentives available for properties owners looking to upgrade their facility. At \$86 PSF, this property is priced at ½ the cost of new construction while also enjoying a very centralized location to service all areas of Billings.

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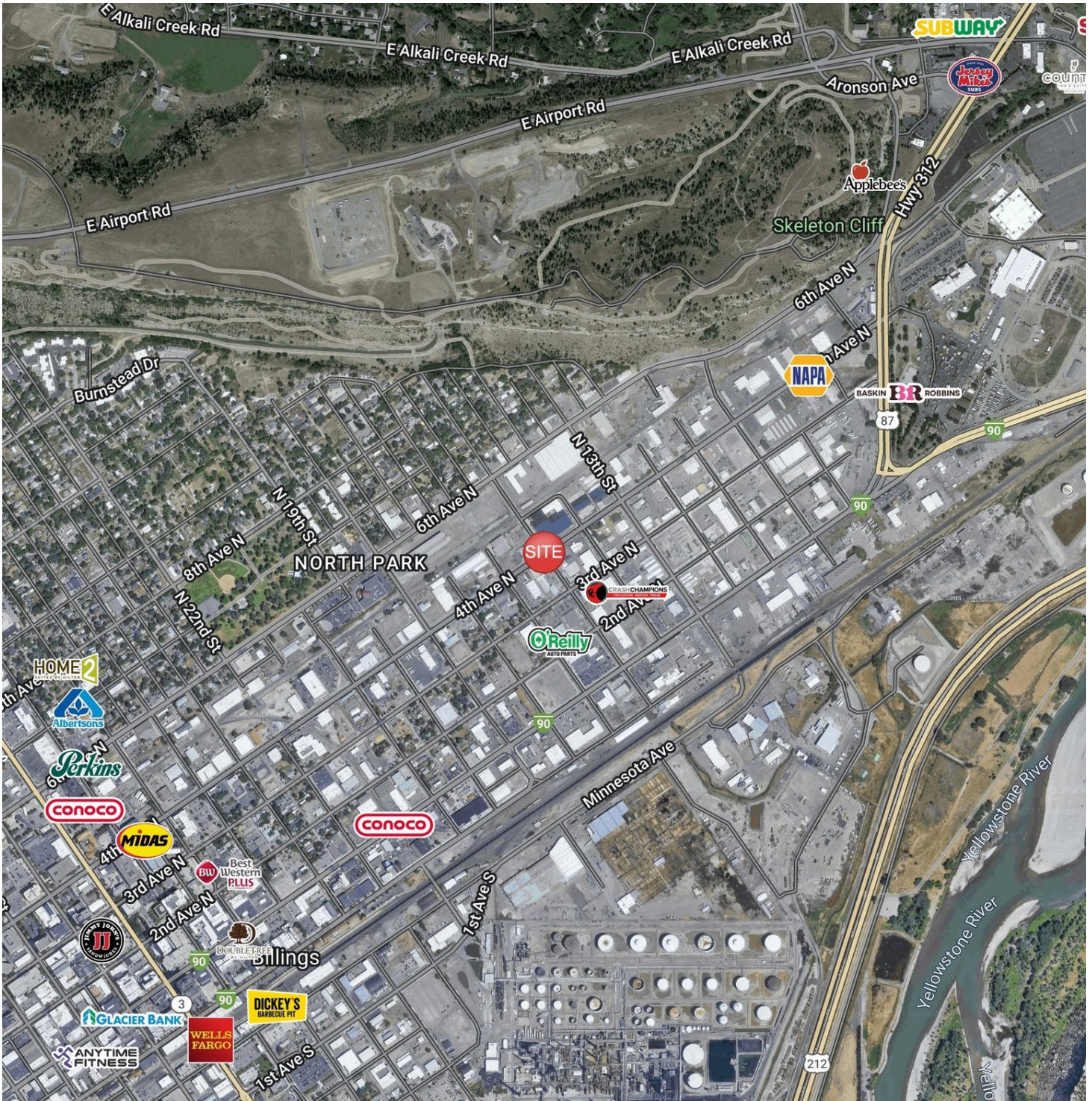


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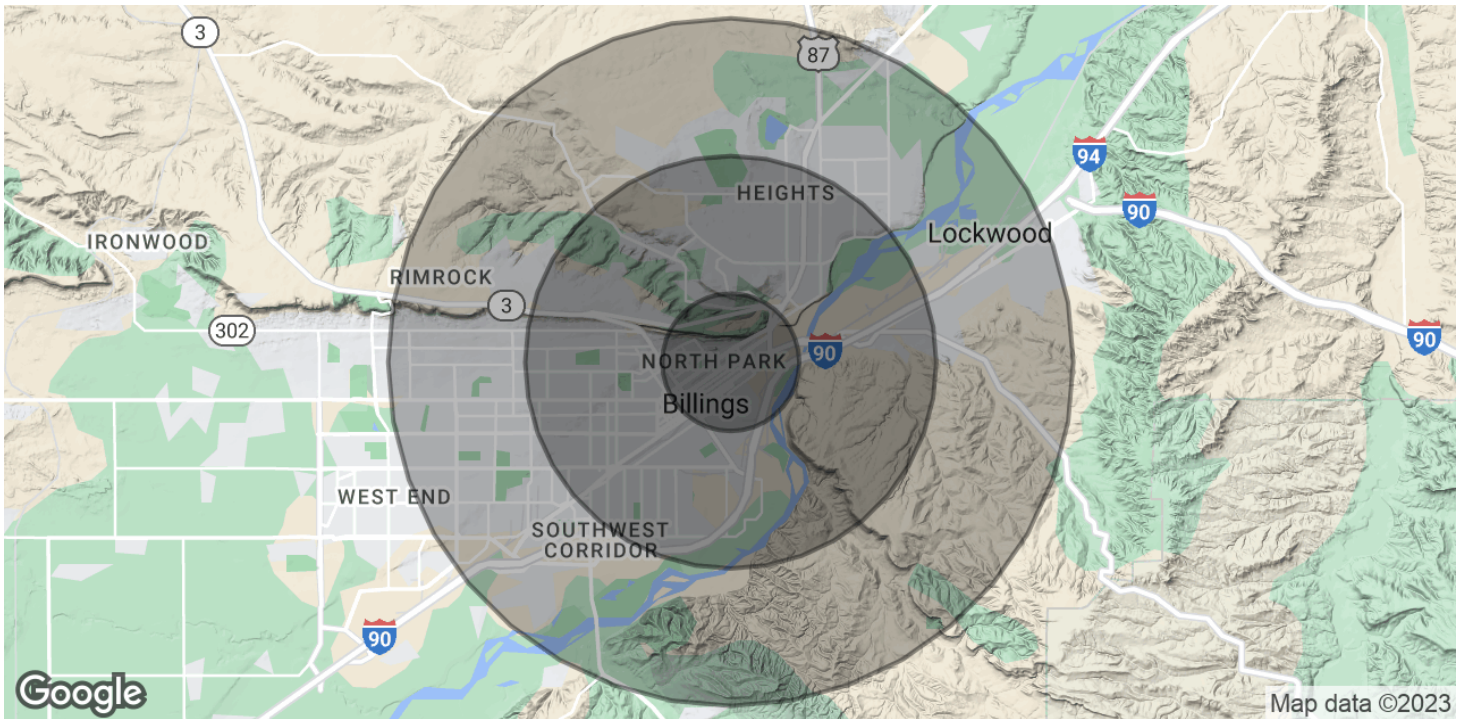


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,537	49,834	88,454
Average Age	32.2	35.3	37.6
Average Age (Male)	31.9	34.2	36.5
Average Age (Female)	34	37	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,514	23,319	40,834
# of Persons per HH	1.8	2.1	2.2
Average HH Income	\$38,456	\$61,171	\$68,930
Average House Value	\$182,777	\$195,297	\$212,084

* Demographic data derived from 2020 ACS - US Census

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