

SALE

2331 LEWIS AVENUE

2331 Lewis Avenue Billings, MT 59102

SALE PRICE

\$575,000



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

406 781 6889

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OFFERING SUMMARY

Building Size:	2,208 SF
Lot Size:	13,978 SF
Price / SF:	\$260.42
Year Built:	1955
Renovated:	2023
Zoning:	NO-Neighborhood Office

PROPERTY OVERVIEW

- *2,208 SF Newly Renovated Office Building
 - *2 Separate Units – 1,550 SF Office and 650 SF Office
 - *1,550 SF Office Includes 4 offices, 1 ADA Bathroom, 1 Non-ADA Bathroom, Large Reception, Very Large Conference Room, Kitchenette and Printer/Storage Area
 - *650 SF Office Includes 2 offices, Reception Area, ADA Bathroom, Kitchenette and Large Storage Room
 - *Ideal West End Location with Abundance of Parking
- NOTE: Pictures are Progress Pictures as Office Building is Still Under Construction

LOCATION OVERVIEW

2331 Lewis Ave is conveniently broken up into 2 separate units if you wanted to use one for your offices and rent the other one for additional income, but they could be combined by installing a door to connect the 2 units from the inside. The western unit is approximately 1,550 SF and consists of 4 offices, 1 ADA bathroom, 1 non-ADA bathroom, large reception, very large conference room (which could be split into a 5th office + normal sized conference room), kitchenette and printer/storage area. The eastern unit is approximately 650 SF and consists of 2 offices, reception area, ADA bathroom, kitchenette and large storage room.

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BUILDING UPGRADES:

Building Upgrades Include:

- New Siding – Natural Wood and Corrugated Metal
- New Windows
- New Sidewalk Including ADA Ramp into the Building
- New Gutters (to be installed once siding is done)
- All New Plumbing
- All New Electrical
- New HVAC
- All New Paint
- All New LVP Flooring
- All New Interior Doors 36” Wide to Meet ADA Code
- All New Bathrooms
- 2 New Kitchenettes
- All New LED Lighting
- All New Low Voltage Cabling Run Throughout for Phone/Internet
- Wall Jacks
- Mature Trees Have All Been Trimmed or Removed as Needed
- New Graveled Parking Area in the Rear to Create an Abundance of Parking Scheduled

2331 Lewis is an office building redevelopment being done by Kris Schaffer of Dreamcatcher Homes. Kris hates the word “flipper” because “flipping” a property implies that someone is doing the bare minimum to a property to sell it at a higher price whereas Kris renovates properties as if she is personally going to keep them for a lifetime. On 2331 Lewis, Kris has stripped this property down to the studs and has completely renovated the entire property inside and out with the only original parts being the foundation, framing and a couple year old roof -- and mature trees/landscaping of course.

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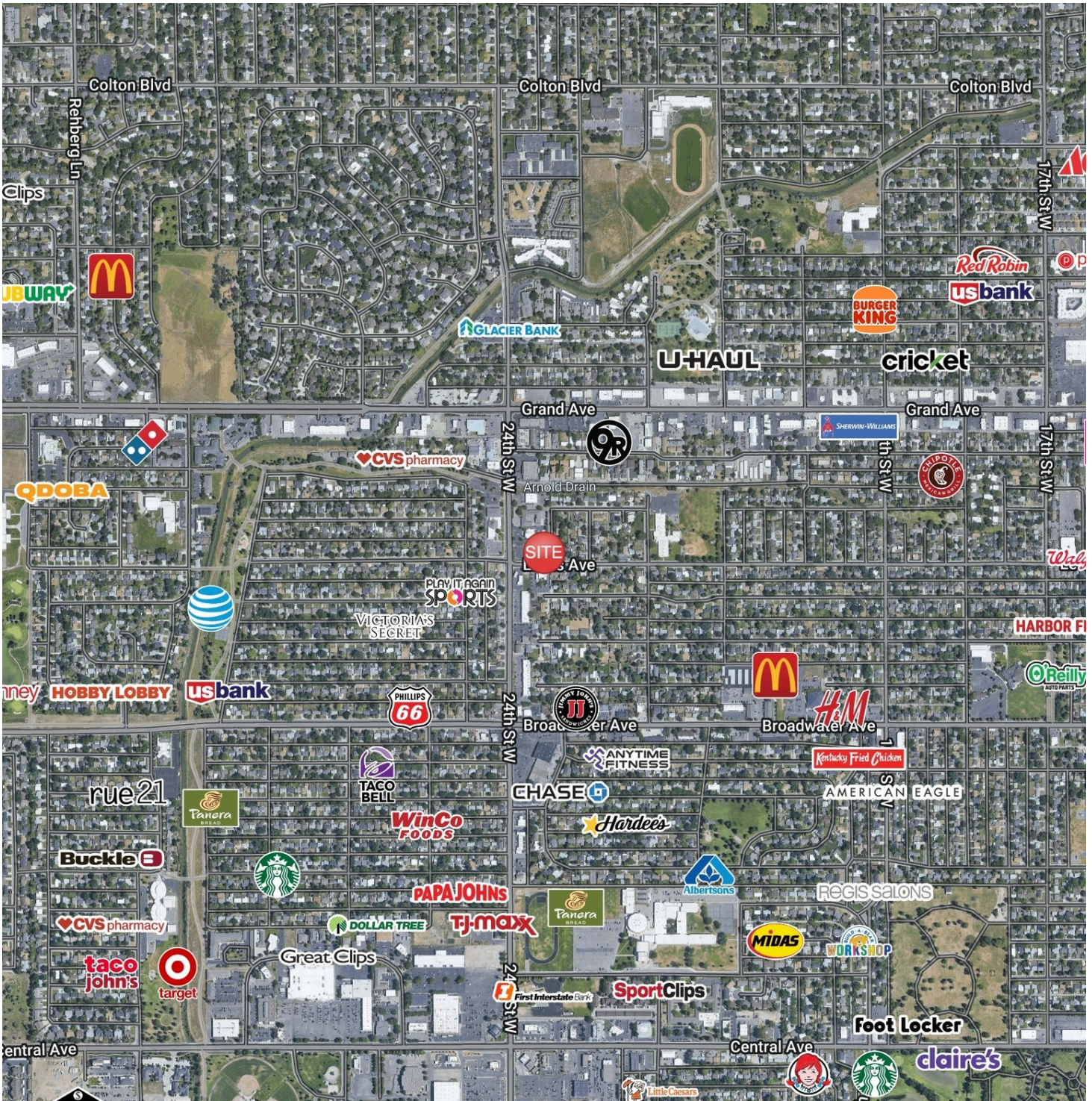


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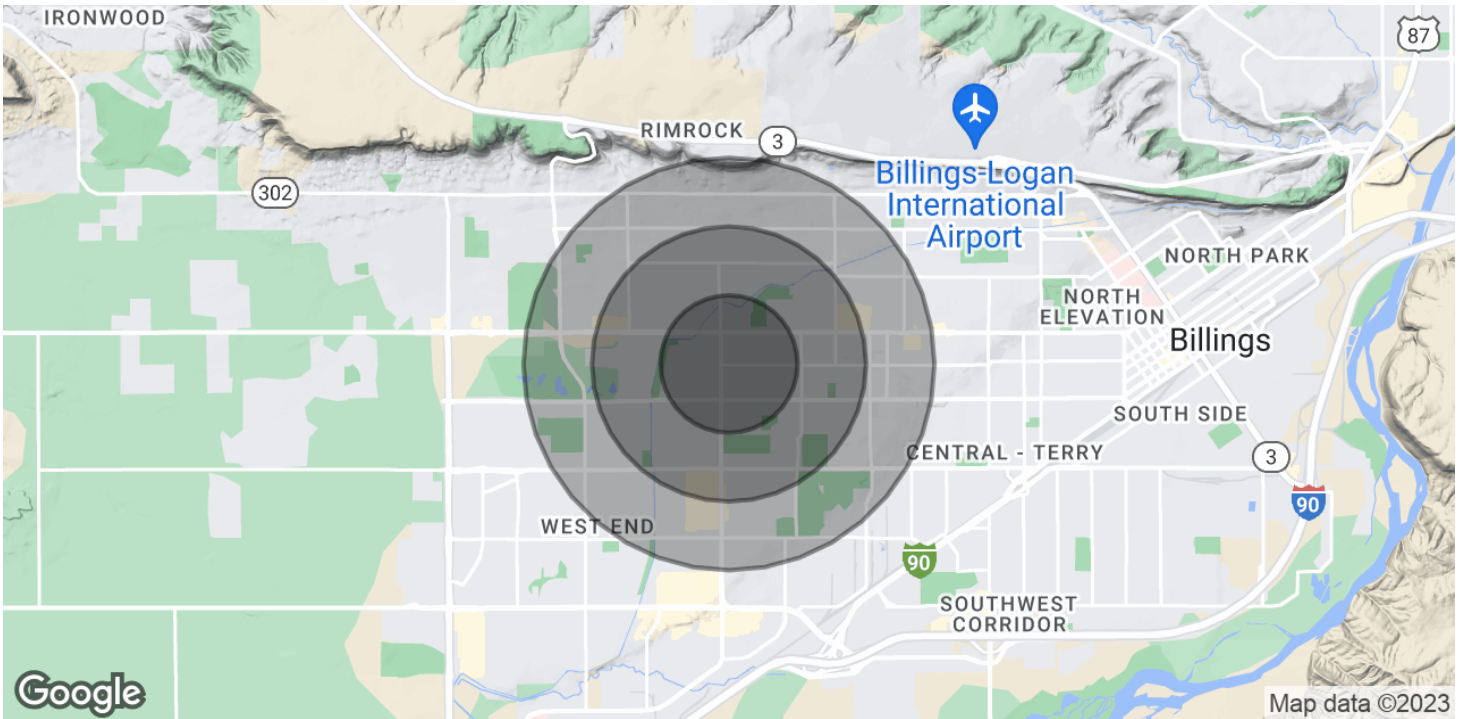


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,035	10,879	24,288
Average Age	41.1	43.7	43.6
Average Age (Male)	38	39.8	40.7
Average Age (Female)	43.2	45.9	45.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,457	5,314	11,817
# of Persons per HH	2.1	2	2.1
Average HH Income	\$85,556	\$80,213	\$79,860
Average House Value	\$229,486	\$233,875	\$235,447

* Demographic data derived from 2020 ACS - US Census

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