

SALE

406 GRAND AVE

406 Grand Ave Billings, MT 59101



SALE PRICE \$310,000

SIZE 1,280 sf

Nathan Matelich, CCIM

(406)781-6889

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OFFERING SUMMARY

Building Size:	1,280 SF
Lot Size:	7,000 SF
Price / SF:	\$242.19
Year Built:	1939
Renovated:	2011
Zoning:	NMU-Neighborhood Mixed-Use

PROPERTY OVERVIEW

- *Barber Shop + Studio Apartment Rental
- *Ideal Owner/User or Investment Property
- *Barber Shop & Apartment Have Been Recently Remodeled
- *Barber Shop Leased for \$1,200/mo (Month to Month)
- *Apartment Leased for \$1,200/mo
- *1,280 SF Building

LOCATION OVERVIEW

Located at 406 Grand Ave in Billings, MT, this newly remodeled 1,280 SF building offers a unique investment opportunity with dual income potential. The fully leased barber shop generates \$1,200/month and the studio apartment above is also bringing in \$1,200/month, making it an ideal property for an owner/user or savvy investor. Perfectly zoned for Neighborhood Mixed-Use, this property is a great fit for a barber shop, salon, esthetician, tattoo shop, or other entrepreneurial ventures, all while providing a steady rental income stream.

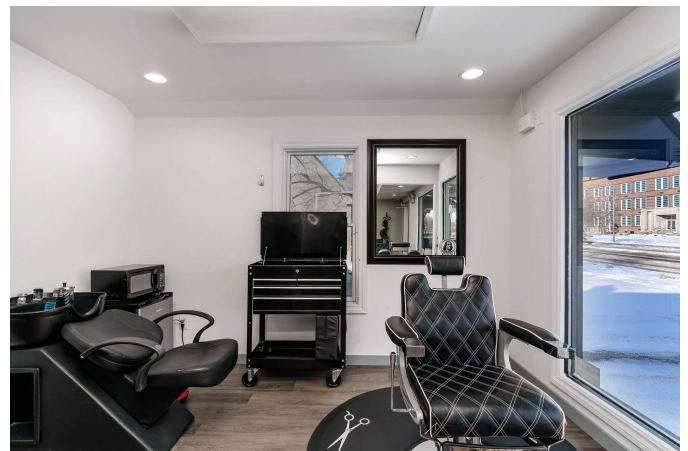
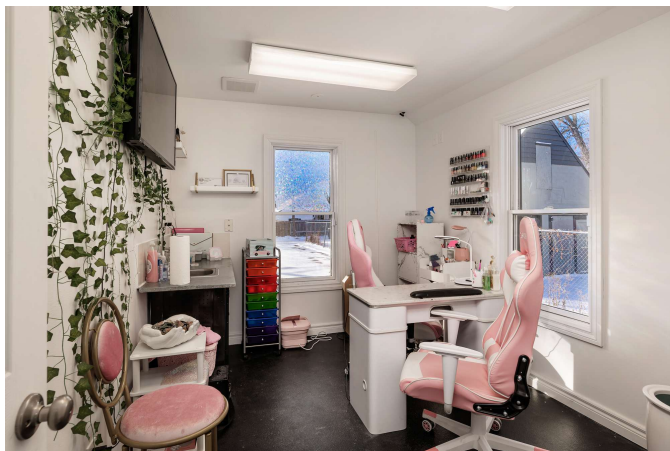
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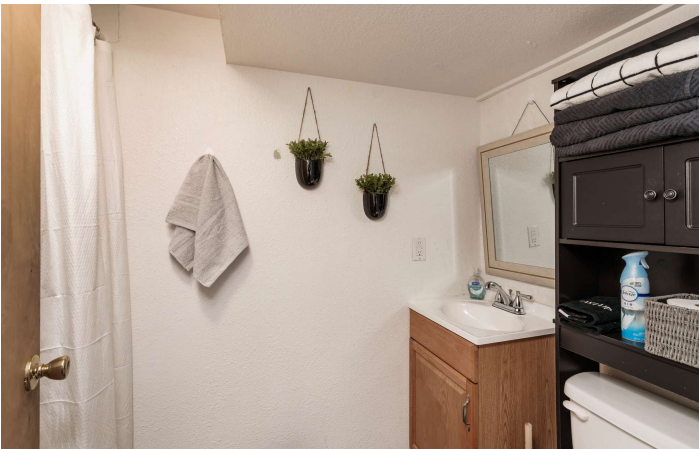
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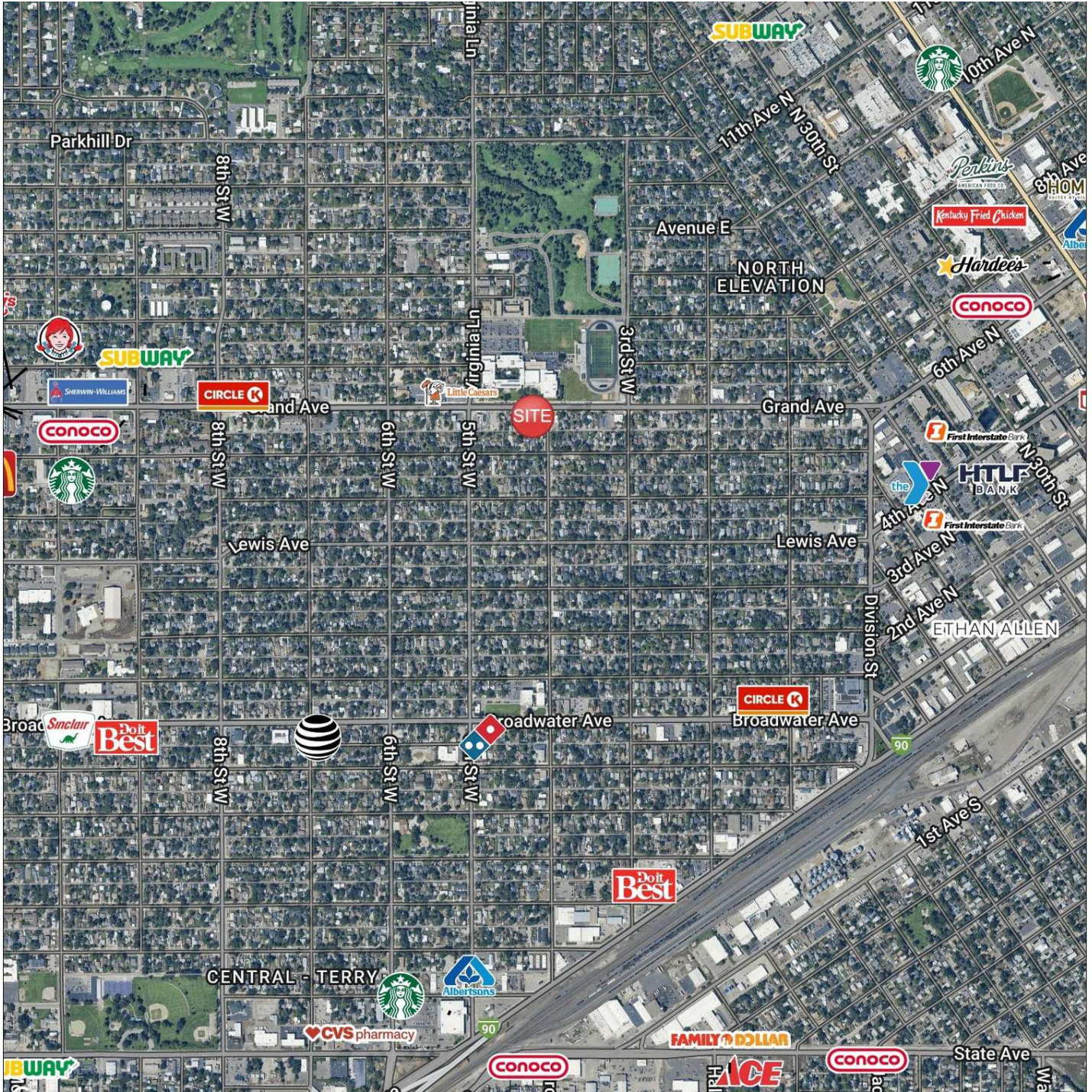


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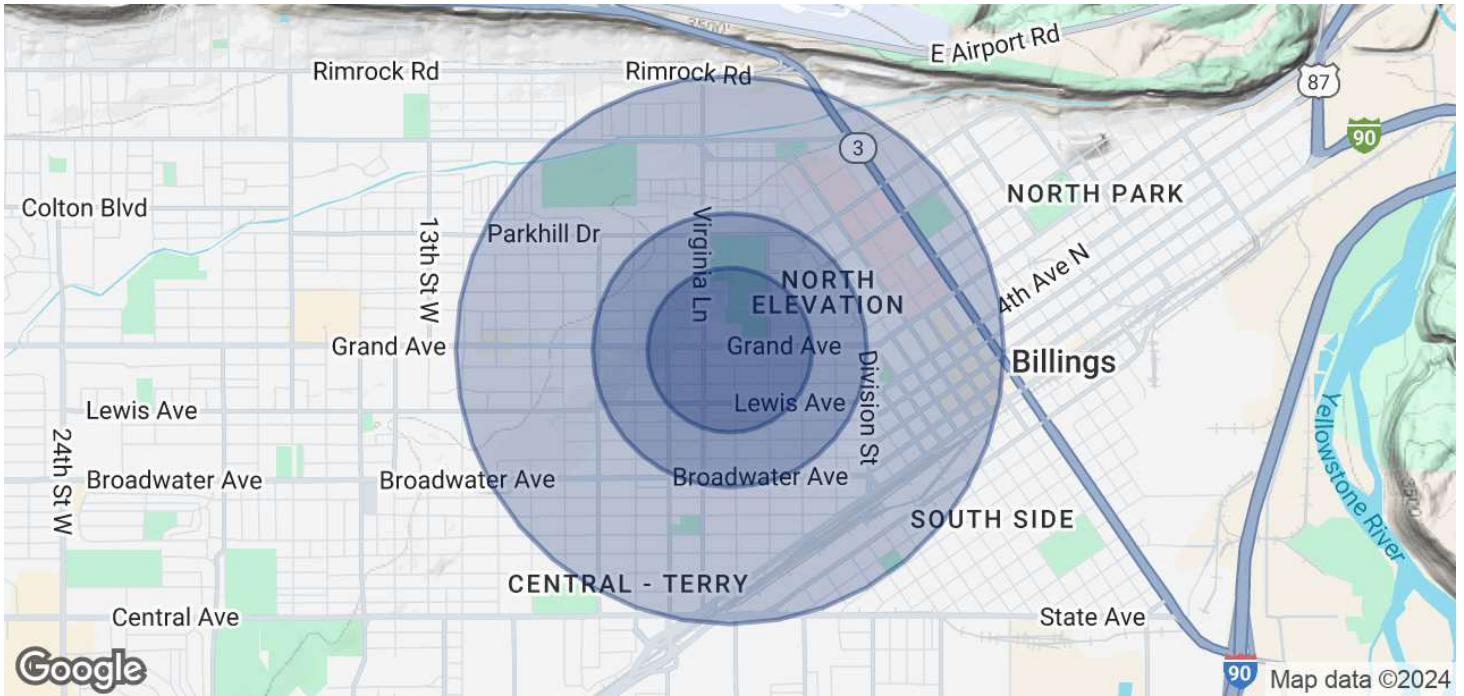


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	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	1,036	4,549	14,353
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	41	40
HOUSEHOLDS & INCOME			
Total Households	535	2,312	6,967
# of Persons per HH	1.9	2	2.1
Average HH Income	\$79,719	\$80,369	\$76,357
Average House Value	\$386,777	\$383,396	\$341,736

Demographics data derived from AlphaMap

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