

# SALE

**20 6TH ST W**

Roundup, MT 59072



**SALE PRICE**

**\$195,000**

**Nathan Matelich, CCIM**

(406) 781-6889

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## OFFERING SUMMARY

Building Size:	1,186 SF
Price / SF:	\$164.42
Year Built:	1997

## PROPERTY OVERVIEW

- 1,186 SF Retail/Restaurant + Office Buildings
- 946 SF Building
- 240 SF Newly Remodeled Detached Office with Storage Building
- 1,060 SF Patio
- 7,000 SF Lot
- Concrete monolithic dome construction (34 ft Diameter, 13 ft Ceiling)
- Coffee Shop Furniture, Fixtures & Equipment Included

## LOCATION OVERVIEW

This retail/restaurant property is located on the busiest street in town where Highway 87 S enters Roundup, MT. Built in 1997 and renovated in 2018, this property is move-in ready. With concrete monolithic dome construction, it is extremely well built with no interior load bearing walls making the possibilities endless for future layouts of the building. Boasting a 1,060 SF patio, this 946 SF building operates like a 2,000 SF restaurant during the spring, summer and fall. While this building was previously a coffee shop, it could be the future home to an ice cream shop, sandwich place, local retailer, wine bar or office building. Owner recently converted the garage into a detached office & storage to maximize the functionality of this great little retail building.

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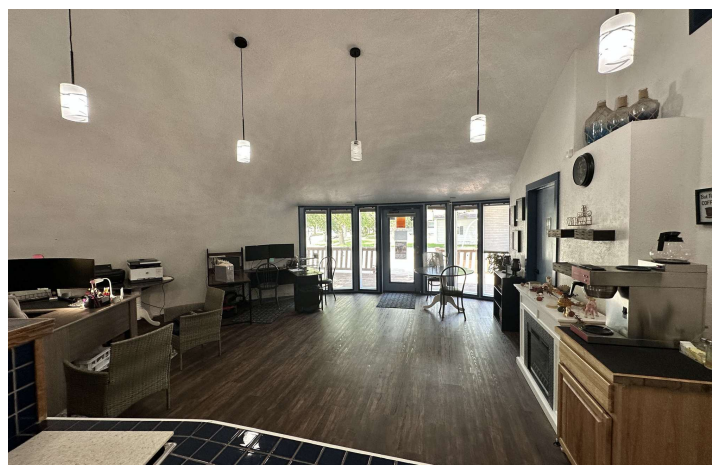
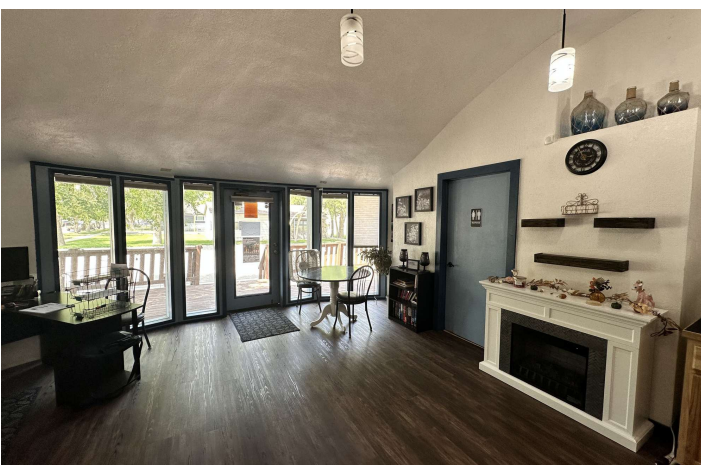


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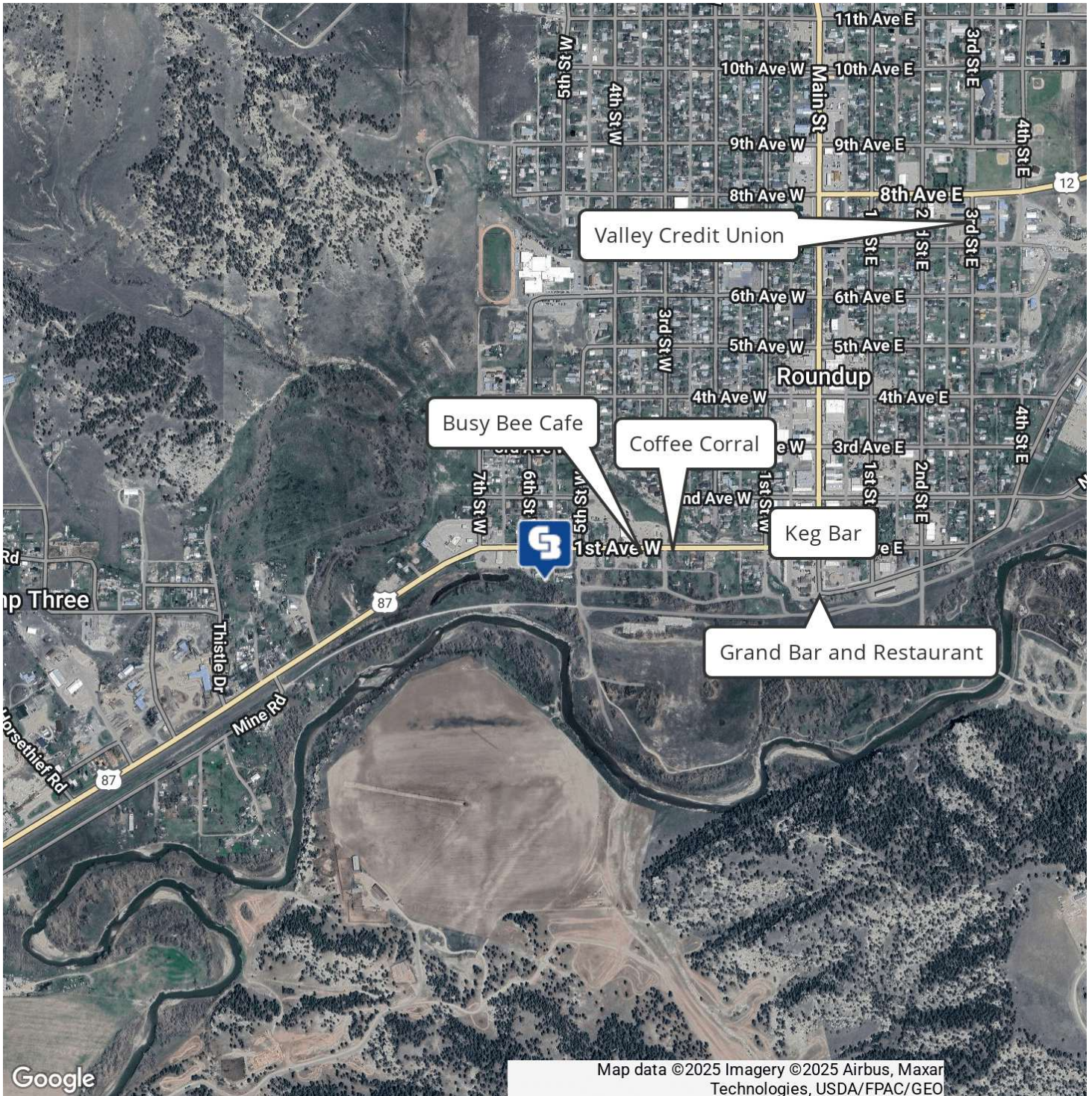


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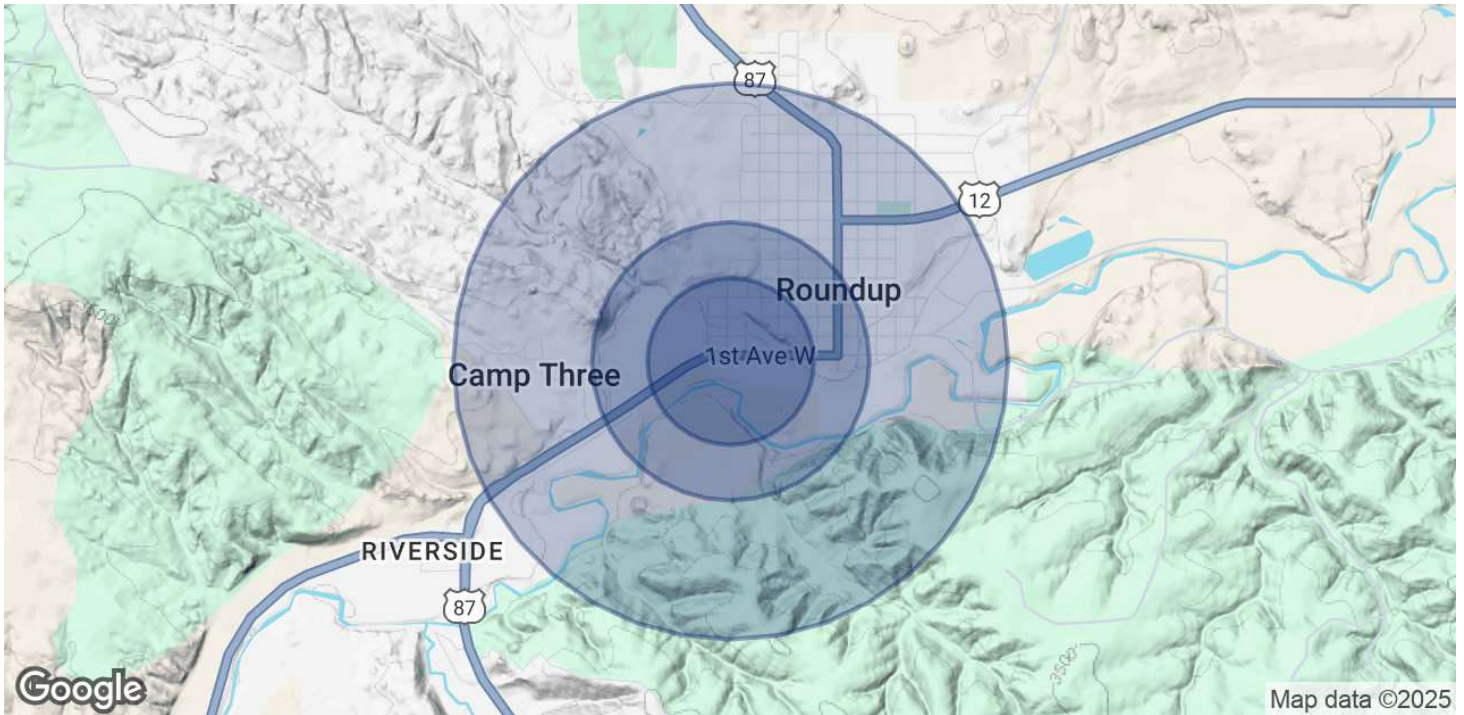


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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	214	626	1,928
Average Age	46	46	46
Average Age (Male)	47	46	45
Average Age (Female)	46	46	46

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	98	285	855
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$64,107	\$65,033	\$67,387
Average House Value	\$177,345	\$192,091	\$229,565

*Demographics data derived from AlphaMap*

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