

SALE

818, 820, 822, 824, 826, 828, 830, & 832 N 16TH ST

Billings, MT 59101



SALE PRICE

\$1,900,000

George Warmer, CCIM

O: (406) 855-8946 | C: (406) 855-8946

george@cbcmontana.com

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PROPERTY DESCRIPTION

This distinctive multi-family complex in the heart of Billings' desirable North Park neighborhood offers a rare investment opportunity. Comprising four modern duplexes constructed between 2010 and 2016, the property features eight total residential units designed with comfort, functionality, and long-term appeal in mind. Strategically located near Billings' downtown medical corridor, this property is ideal for healthcare professionals seeking high-quality, well-appointed housing close to the city's top hospitals and clinics.

LOCATION DESCRIPTION

Located just minutes from:

- Billings Clinic and St. Vincent Healthcare
- Downtown Billings restaurants, shops, and services
- North Park green space
- Major routes including I-90 and 27th Street

This central location makes the complex an attractive home base for medical professionals, working residents, or long-term tenants seeking security, style, and convenience.

Investment Highlights

- Turnkey asset with modern construction—minimal capital improvements needed
- Strong upside with potential for rental increases in a supply-constrained market
- Established rental history and low vacancy trends
- Appealing to both investors and 1031 exchange buyers

PROPERTY HIGHLIGHTS

- Eight total units across four duplex buildings
- Modern floor plans with contemporary finishes
- Central air conditioning and heating in every unit
- Attached garages offer added convenience and storage
- Secured access with gated entry and security camera system
- Professionally landscaped grounds with low-maintenance appeal
- Well-maintained interiors and exteriors

OFFERING SUMMARY

Sale Price:	\$1,900,000
Number of Units:	8
Building Size:	12,680 SF
Lot Size:	28,000 SF
Price / SF:	\$149.84 PSF

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UNIT SUMMARY

UNIT	BUILDING SF	LAND SF	YEAR BUILT
818/824	3,028 SF	7,000 SF	2010
822/820	3,028 SF	7,000 SF	2008
826/830	3,312 SF	7,000 SF	2016
828/832	3,312 SF	7,000 SF	2016
TOTAL:	12,680 SF	28,000 SF	-

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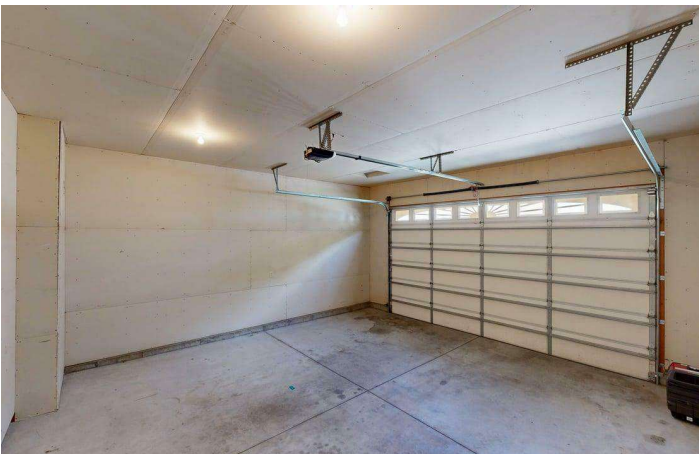
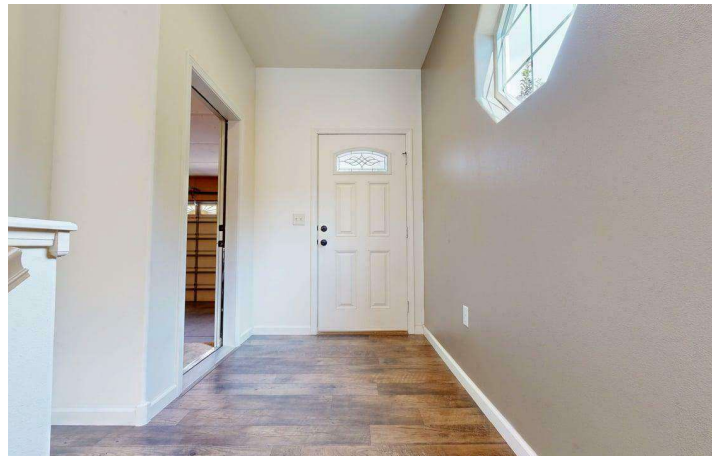
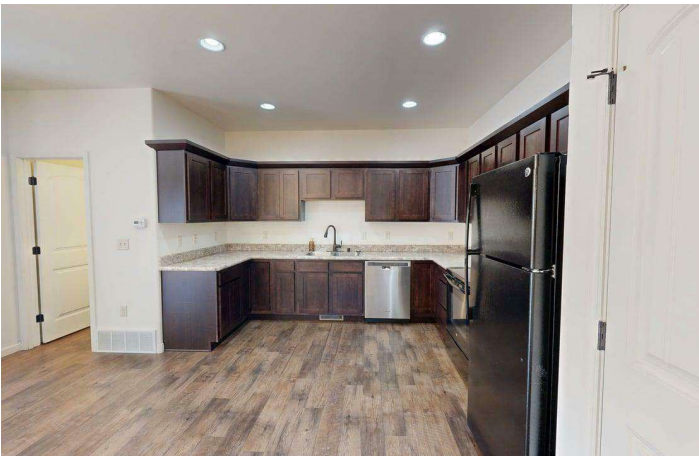
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PHOTOS

UNIT 826
Billings, MT 59101



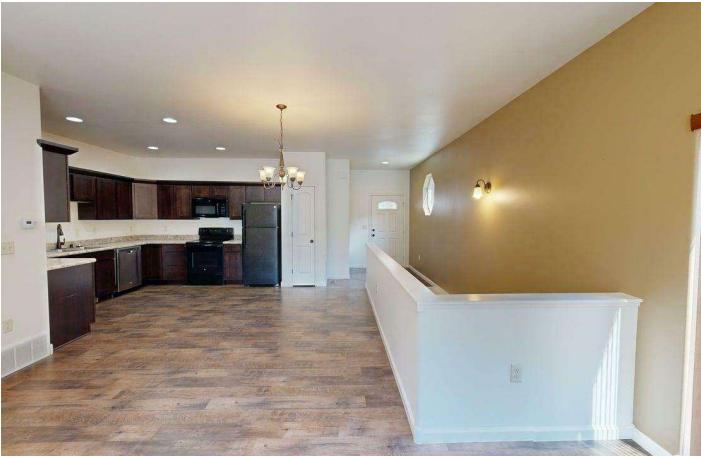
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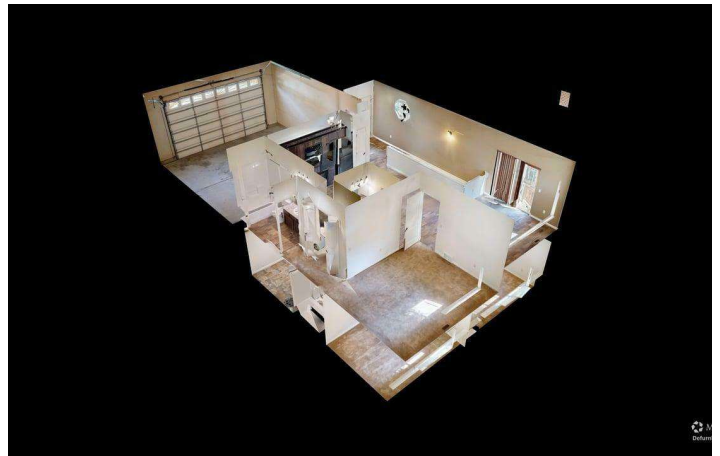
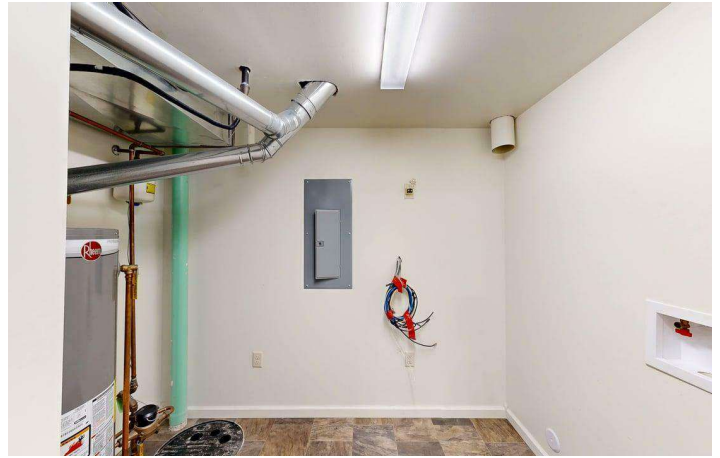
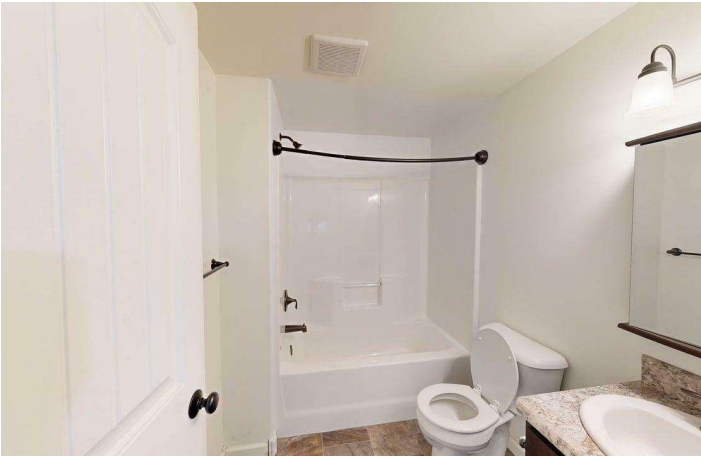
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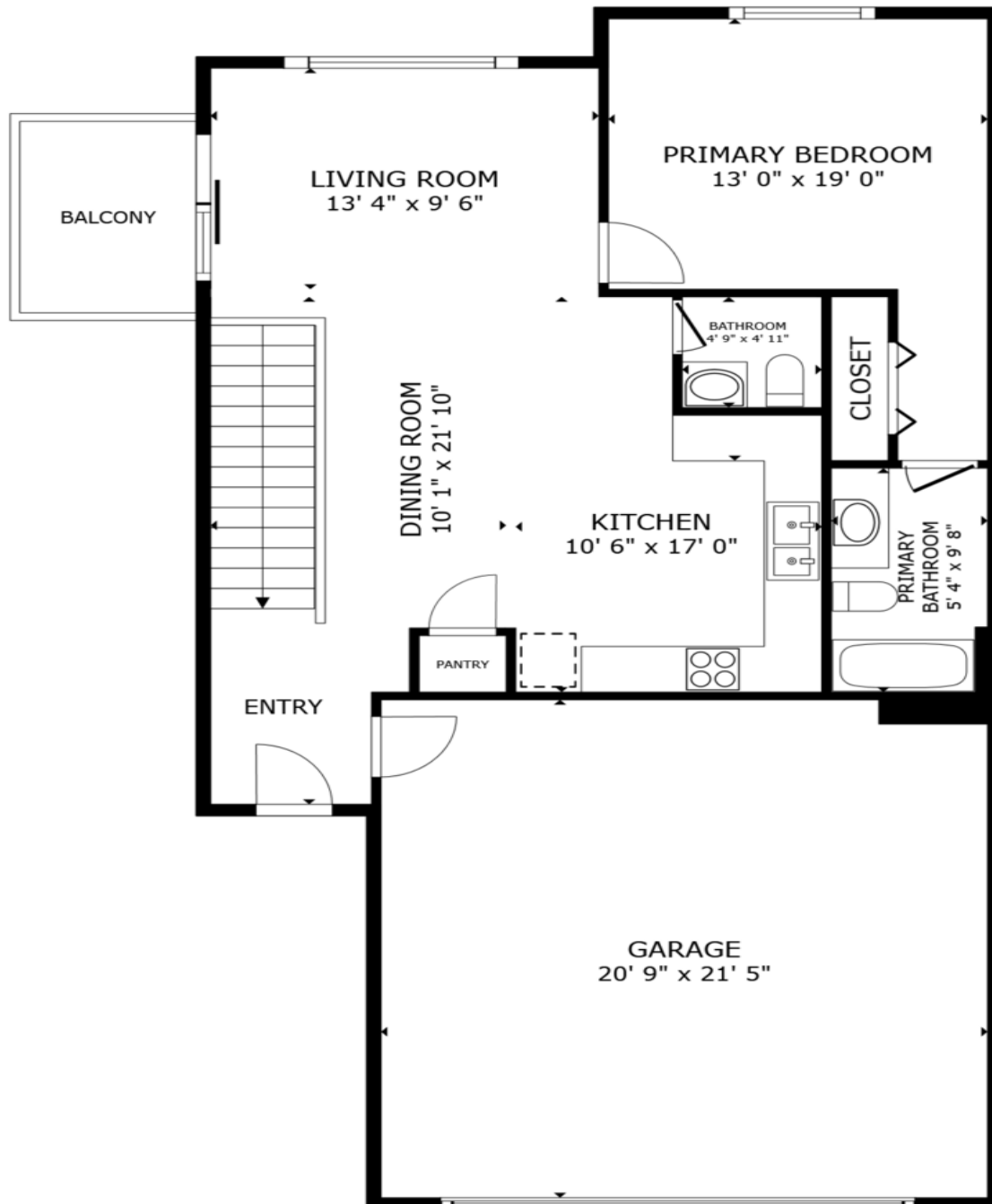


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UNIT 826 SAMPLE FLOORPLAN

MAIN LEVEL



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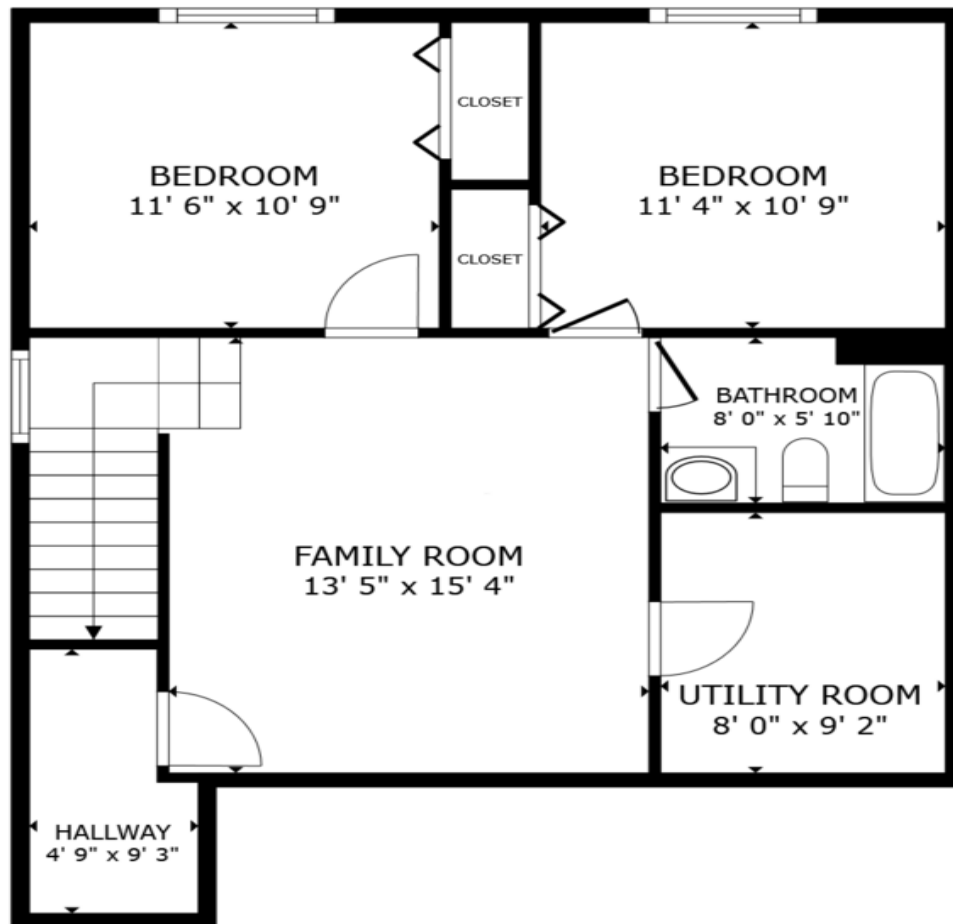


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UNIT 826 SAMPLE FLOORPLAN

LOWER LEVEL



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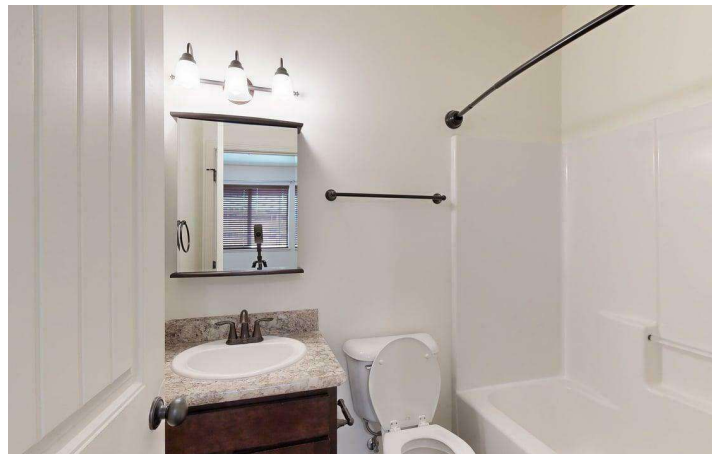
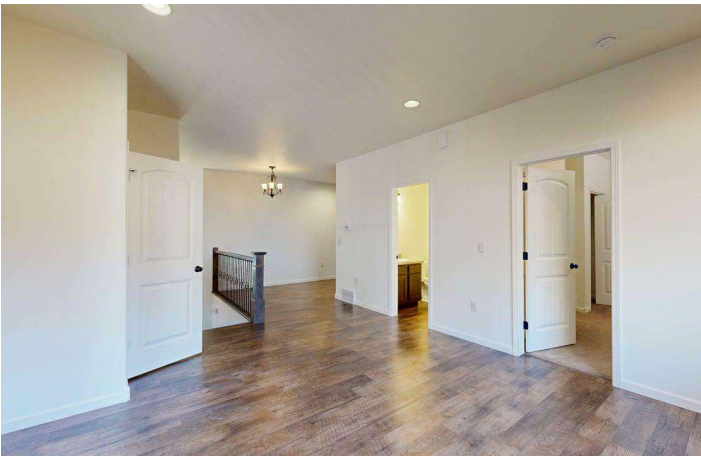
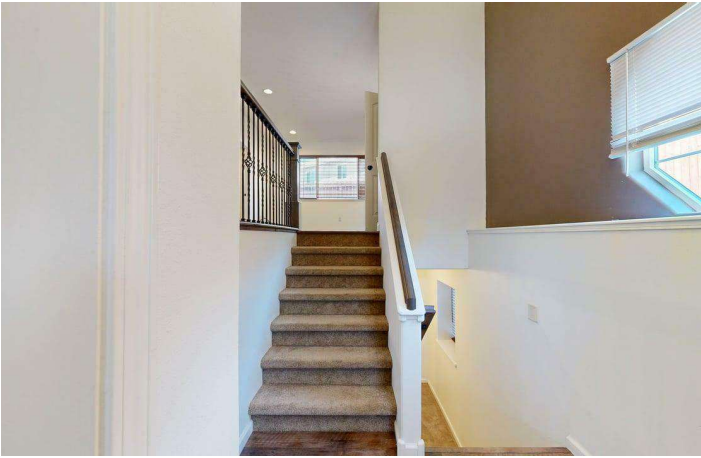


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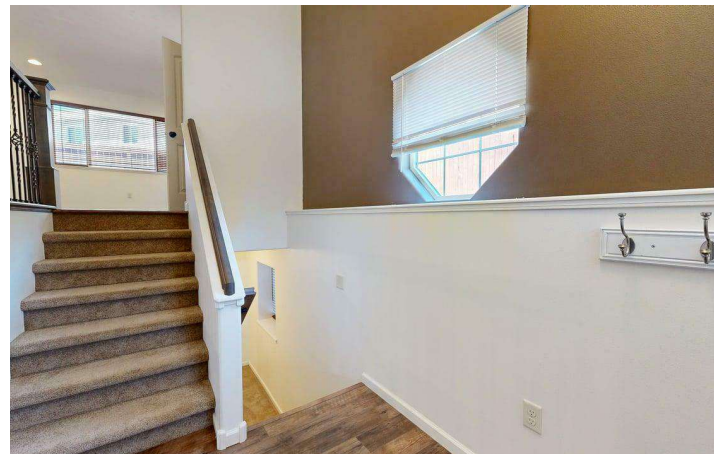
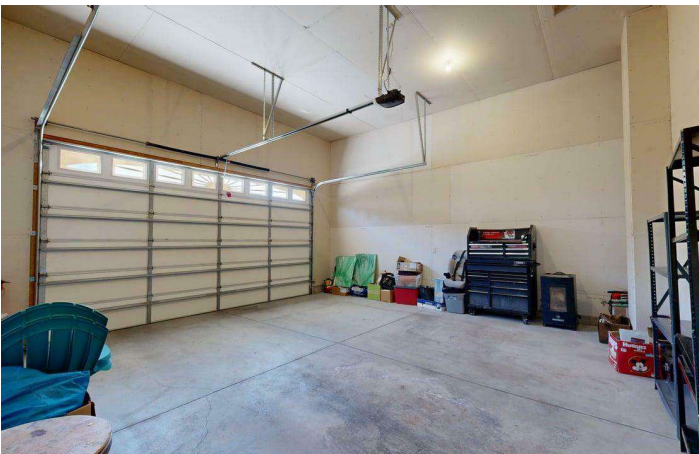
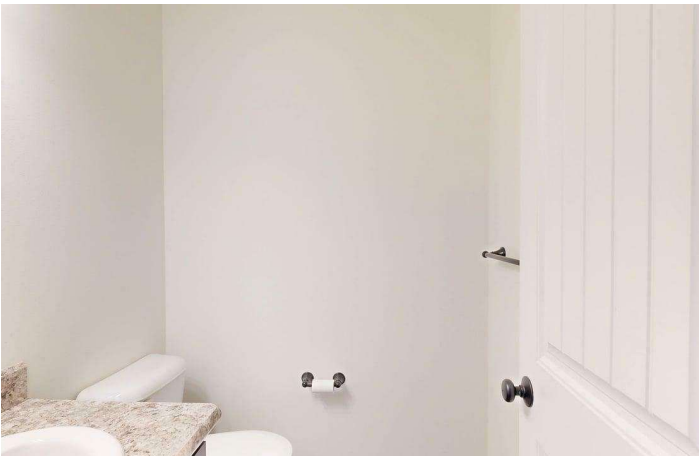


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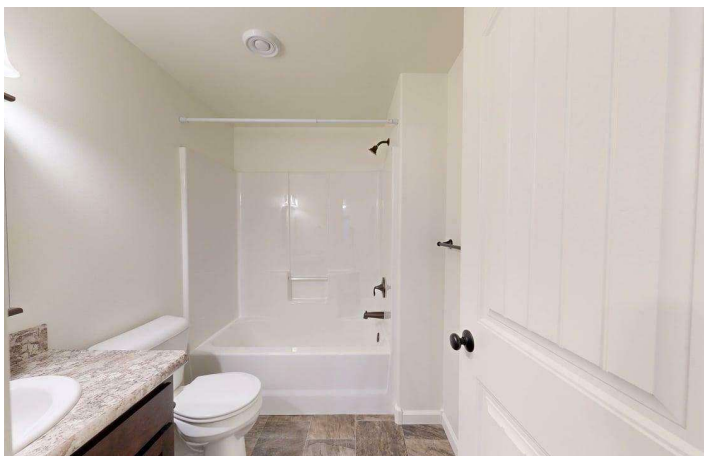
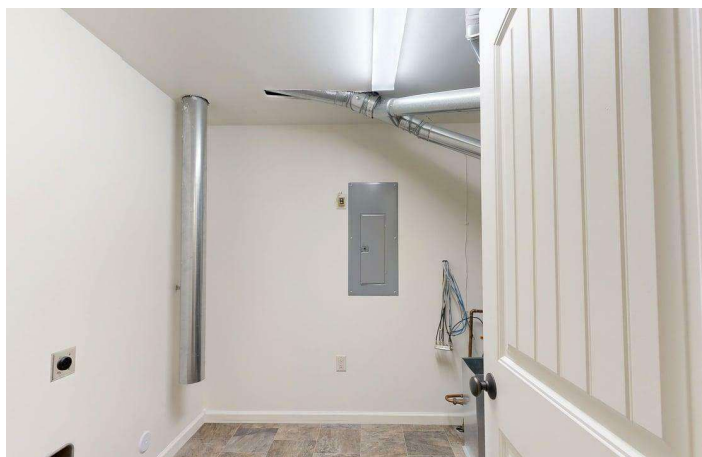
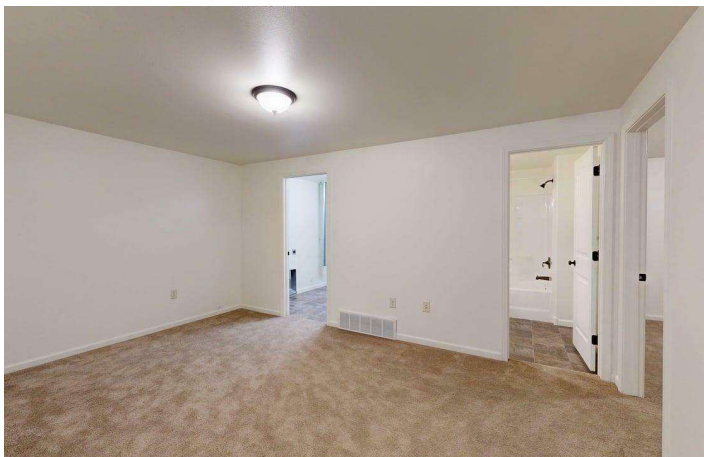


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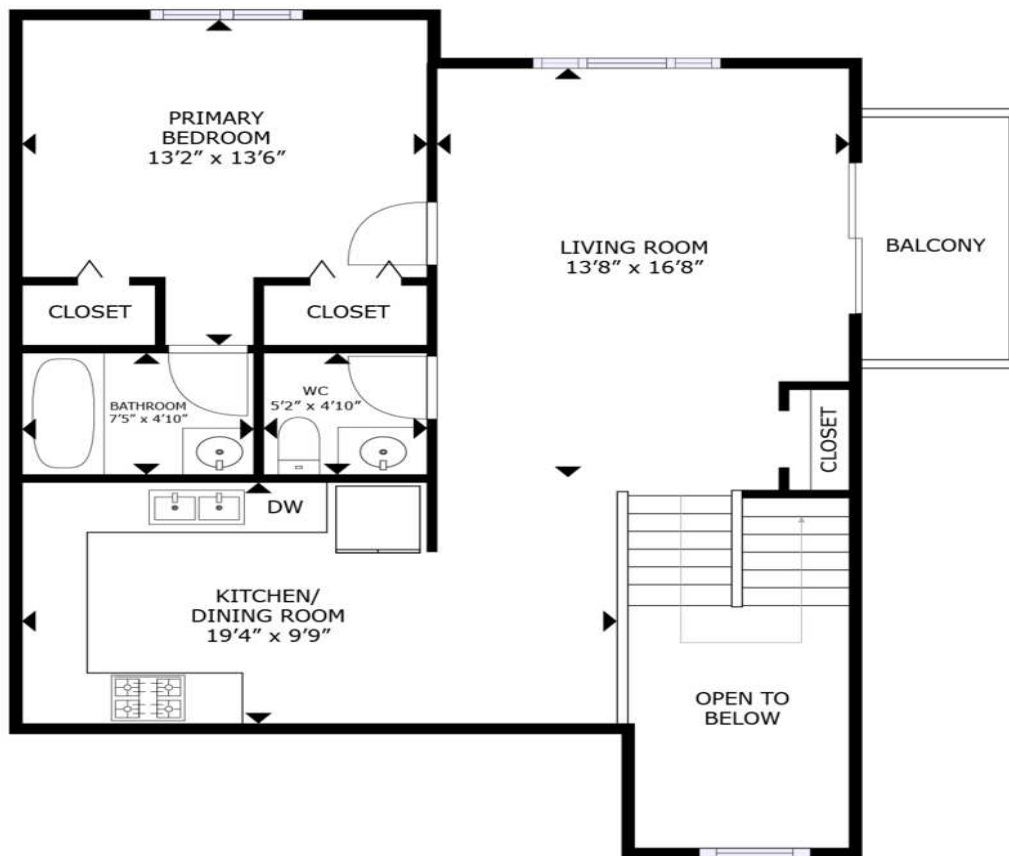


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UNIT 828 SAMPLE FLOORPLAN

MAIN LEVEL



GROSS INTERNAL AREA
FLOOR 1: 731 sq. ft, FLOOR 2: 775 sq. ft
FLOOR PLAN: 1,506 sq. ft
EXCLUDED AREA: GARAGE: 433 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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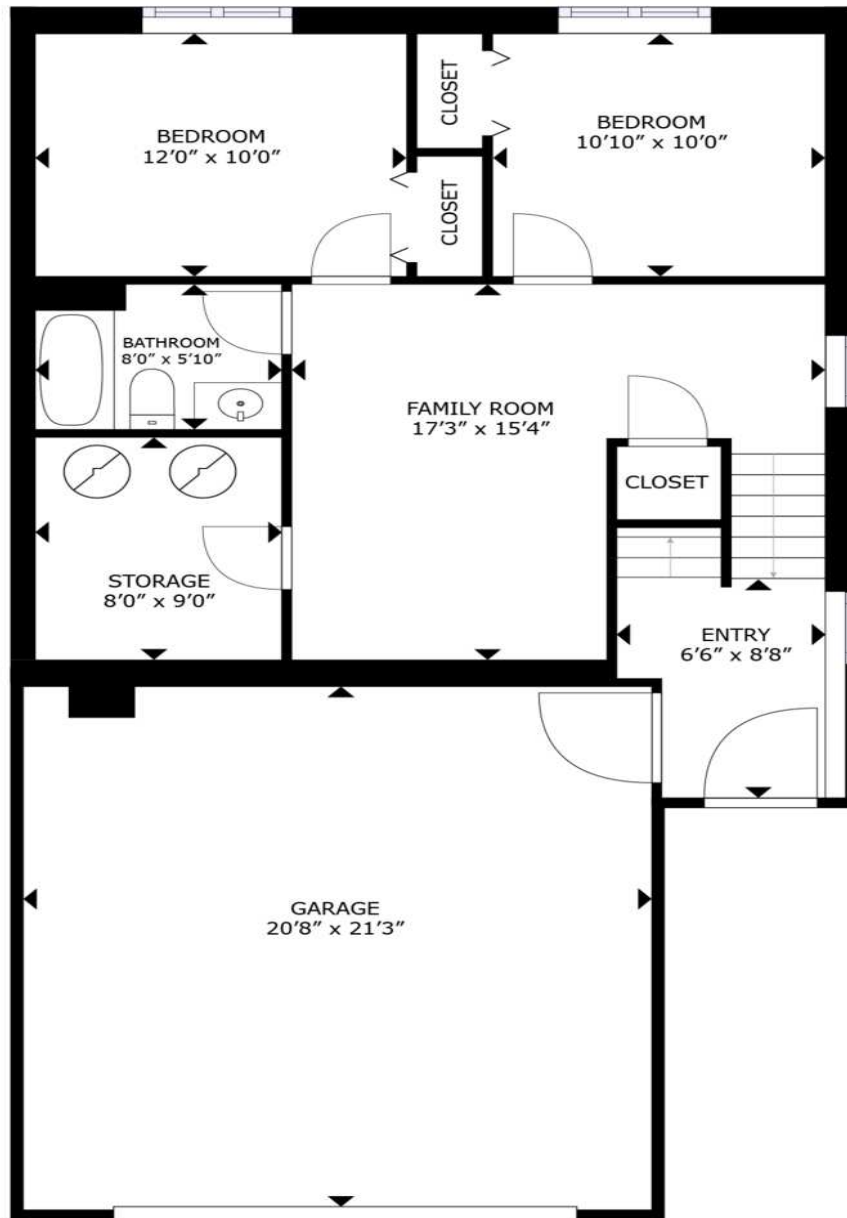


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UNIT 828 SAMPLE FLOORPLAN

LOWER LEVEL



GROSS INTERNAL AREA
FLOOR 1: 731 sq. ft, FLOOR 2: 775 sq. ft
FLOOR PLAN: 1,506 sq. ft
EXCLUDED AREA: GARAGE: 433 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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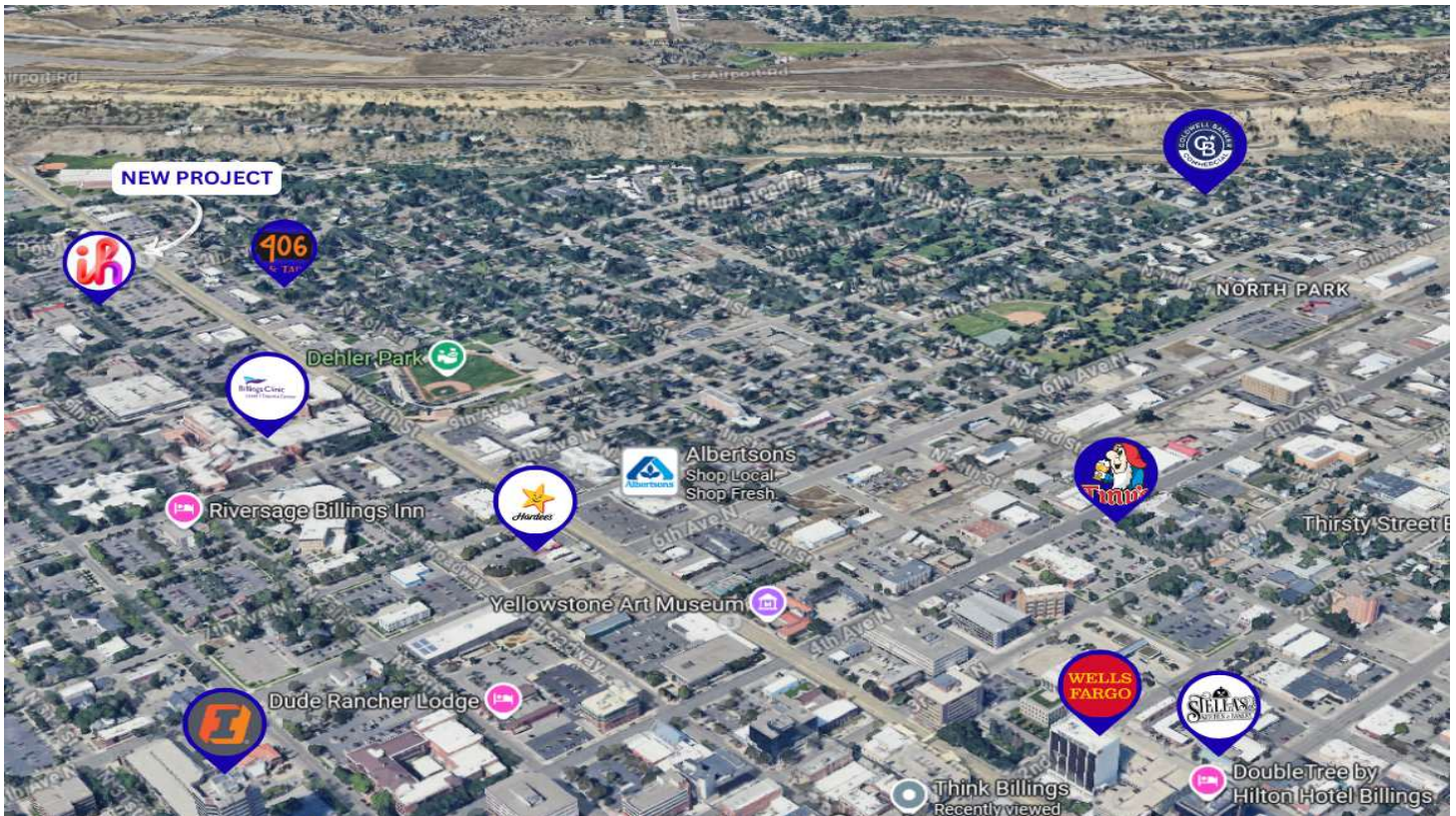


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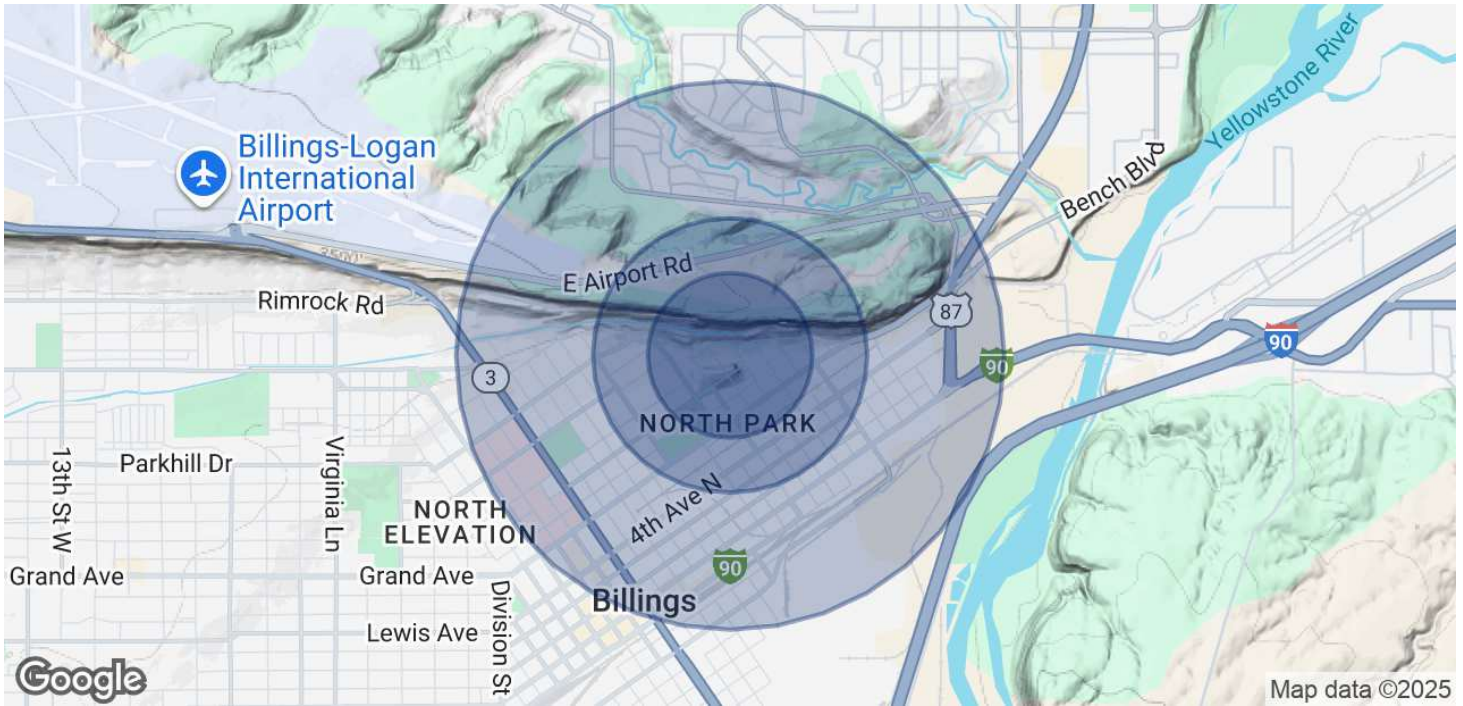


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DEMOGRAPHICS

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,012	1,793	5,691
Average Age	37	38	39
Average Age (Male)	37	38	39
Average Age (Female)	37	38	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	491	899	2,756
# of Persons per HH	2.1	2	2.1
Average HH Income	\$55,127	\$54,938	\$68,643
Average House Value	\$393,233	\$395,840	\$368,559

Demographics data derived from AlphaMap

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BROKER BIO

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GEORGE WARMER, CCIM

Principal Broker

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MT #FRE-RBS-LIC-14174

PROFESSIONAL BACKGROUND

George Warmer is a Broker/Owner of Coldwell Banker Commercial CBS, specializing in sales, leasing, and development of commercial properties in Montana. George is a CCIM Designee and has worked in the commercial real estate business since 2005. During that time, he has brokered millions of dollars in leasing and sales transactions.

EDUCATION

In 1987 George graduated with a Bachelor of Arts degree from USC and a MBA from the University of Denver in 1995. George's background in banking and management of personally owned businesses gave George a unique insight into the needs of his commercial clients. As a CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions.

MEMBERSHIPS

Board Member: Big Sky Economic Development Association
Board Member: City of Billings Board of Adjustments
Board Member: Coldwell Banker Commercial Advisory Board
Member: CCIM
Active Member of West End Rotary

RECOGNITION

2024 Halter Case Award Recipient
Top 2% Producer, Platinum Circle of Distinction

2024 Transactions of Note



2675 KING AVE W
RETAIL
FORMER BANK



2075 OVERLAND
OFFICE
10,000 SF OFFICE BUILDING



707 N 31ST
MULTI-FAMILY
12-PLEX



206 PLAINVIEW
INDUSTRIAL
80,000 SF WAREHOUSE



6807 DANFORD
LAND
+/- 66 Acres
66 ACRE LAND DEVELOPMENT

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