

SALE

1611 & 1613 ALDERSON

Billings, MT 59102



SALE PRICE

\$399,900

Nathan Matelich, CCIM
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Todd Sherman
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OFFERING SUMMARY

Building Size:	2,785 SF
Lot Size:	7,000 SF
Number of Units:	2
Price / SF:	\$143.59
Year Built:	1978
Zoning:	CMU1

PROPERTY OVERVIEW

- 2 Tenant Office Building (100% Leased)
- For Sale \$399,900
- 2,785 SF Building
- 7.9% Cap Rate
- 1611 - Reception, 3 Offices, Conference Room, Bathroom & Storage Room
- 1613 - Reception, 5 Offices, Conference Room, Bathroom, Storage Room & Break Room

LOCATION OVERVIEW

1611 & 1613 Alderson Ave is a fully leased office building in midtown Billings, MT now available for sale. The property has seen several recent updates and clearly reflects strong pride of ownership. This asset is ideal for both new and seasoned investors, as the smaller, bite-sized office suites consistently lease quickly. Nearby businesses include City Brew and Santiago's Mexican, offering convenient food and drink options for tenants.

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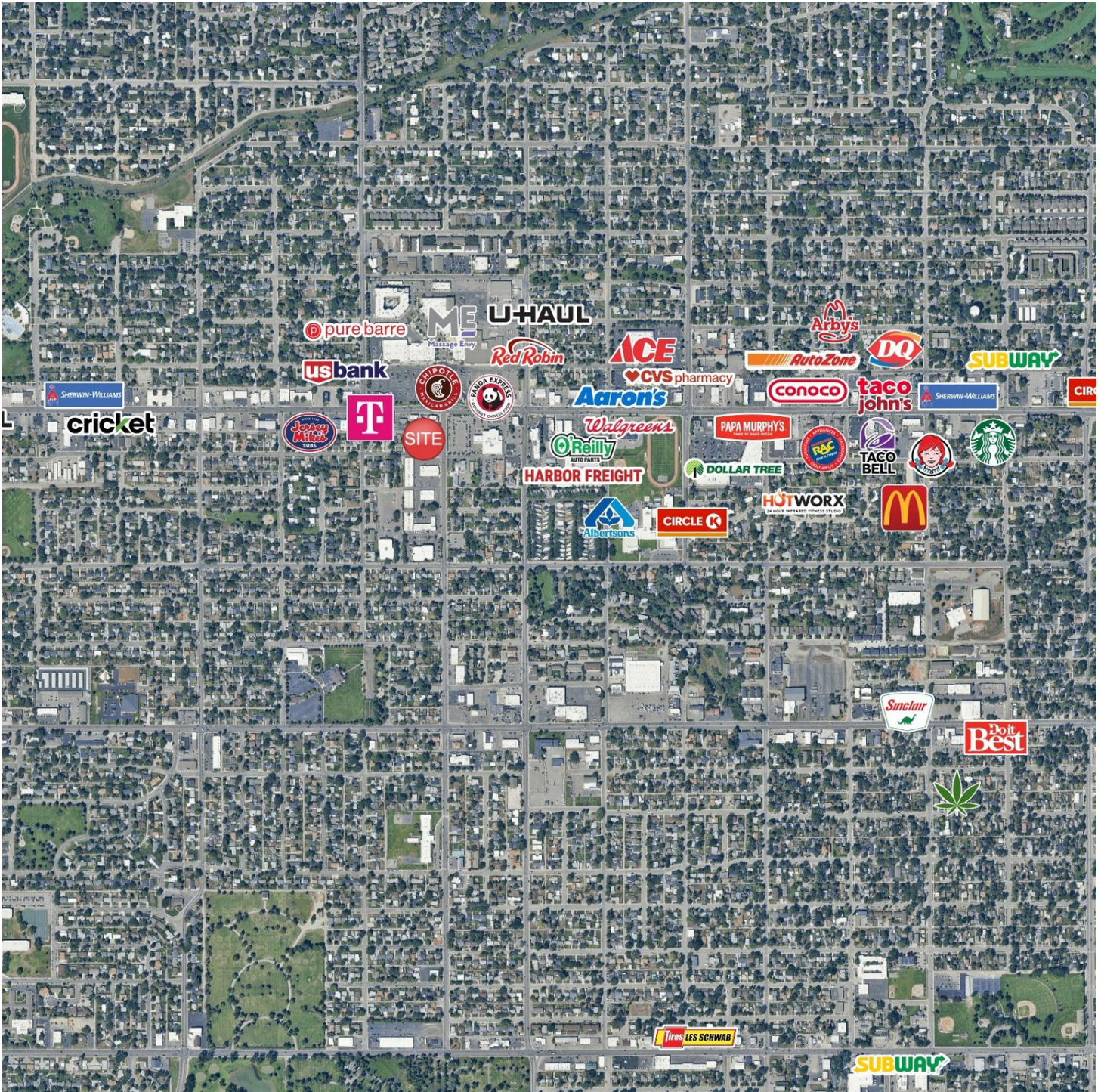


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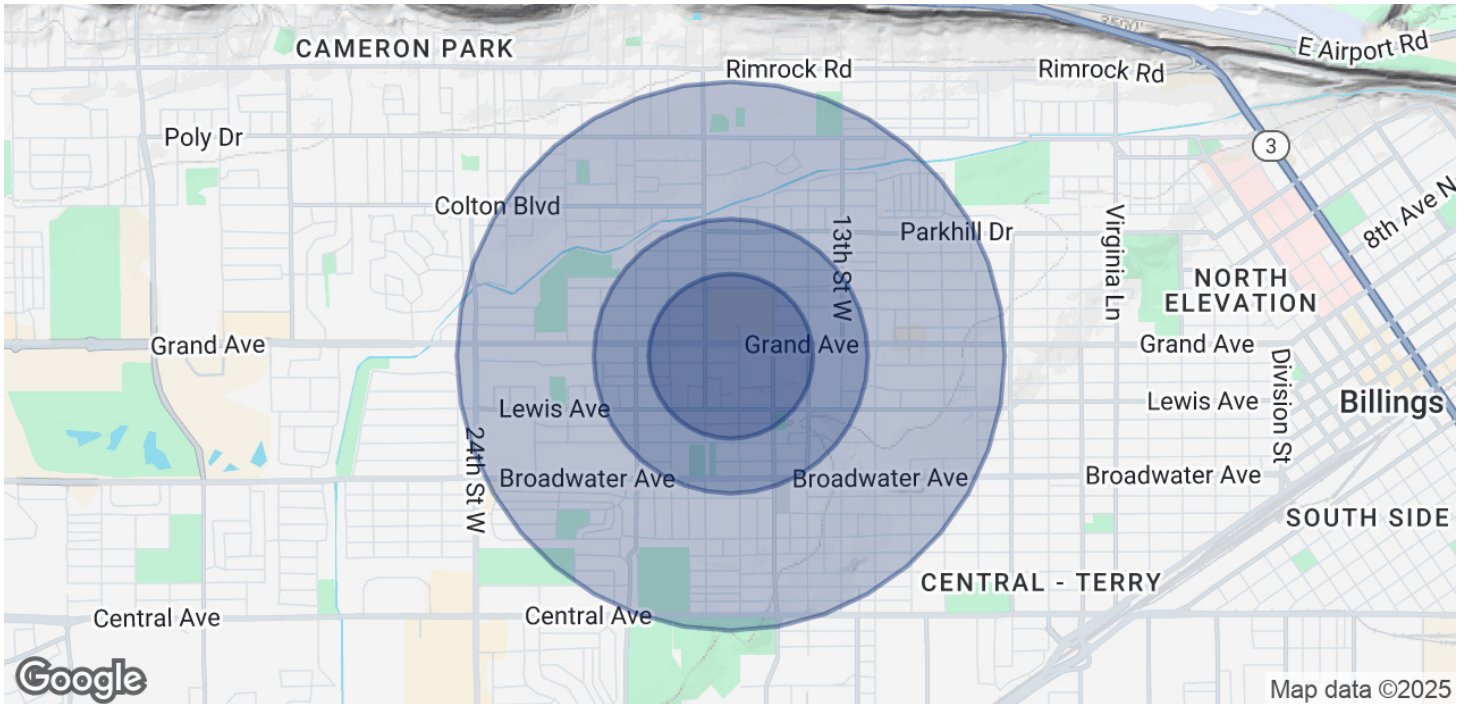


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	717	3,301	14,795
Average Age	40	40	41
Average Age (Male)	39	39	39
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	333	1,535	6,602
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$87,282	\$86,672	\$92,729
Average House Value	\$351,949	\$339,444	\$362,670

Demographics data derived from AlphaMap

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