

SALE / LEASE

420 N 25TH ST

420 N 25th St Billings, MT 59101



SALE PRICE \$875,000

LEASE RATE \$10.50 SF/yr +Utilities

Mike Bruschwein
(406) 697-6176

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LOCATION DESCRIPTION

This Office/Industrial property features a 2,443 sq ft office building and a 1,300 sq ft cold storage outbuilding all contained in a fully fenced and graveled yard. The office component offers a professional and efficient layout, while the outbuilding provides flexible storage space. The property also includes a cell tower lease that generates additional income, enhancing overall investment appeal. Ideal for contractors, service companies, light manufacturing, or owner-user operations.

OFFERING SUMMARY

Sale Price:	\$875,000
Lease Rate:	\$10.50 SF/yr (MG)
Number of Units:	1
Available SF:	2,443 SF
Lot Size:	20,778 SF

360° VIRTUAL TOUR

PROPERTY HIGHLIGHTS

- ✓ Purchase Price: \$875,000
- ✓ Lease Rate: \$10.50/sf/yr + utilities
- ✓ 2,433sqft Office Building with 1,300sqft cold storage
- ✓ Outbuilding with cold storage
- ✓ Separate office building with 8 private offices and reception area
- ✓ Office space has 2 bathrooms and dedicated storage areas
- ✓ Graveled and fully fenced yard for parking or outdoor storage
- ✓ Cell tower lease providing additional income
- ✓ Well-suited for owner-user or investment opportunities

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GROSS INTERNAL AREA
FLOOR 1: 2304 sq ft
TOTAL: 2304 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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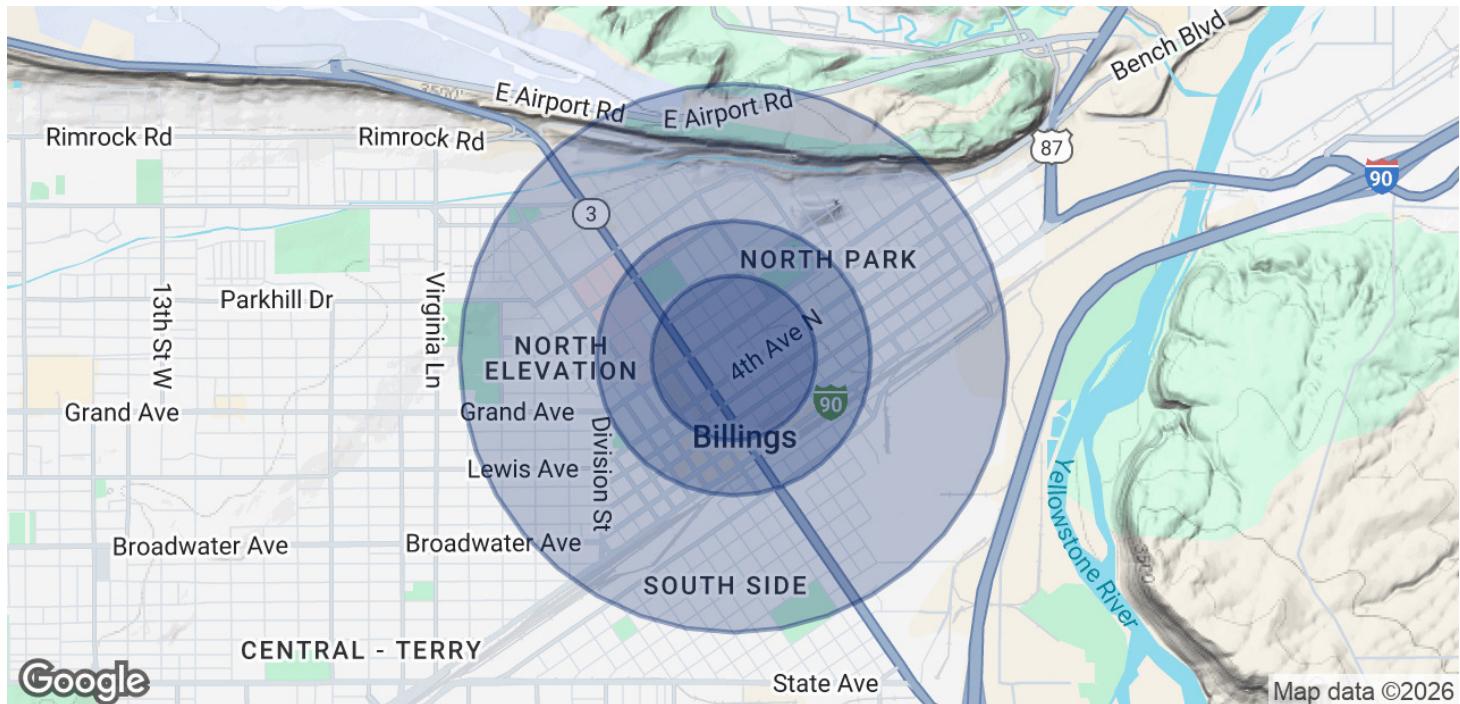
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	898	2,715	9,581
Average Age	40	40	40
Average Age (Male)	40	41	40
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	464	1,383	4,710
# of Persons per HH	1.9	2	2
Average HH Income	\$55,570	\$57,327	\$62,148
Average House Value	\$360,693	\$381,852	\$358,798

Demographics data derived from AlphaMap

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MIKE BRUSCHWEIN

Comm Sales Associate

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PROFESSIONAL BACKGROUND

Mike was born and raised in Billings, Montana and grew up in a large family with 3 brothers and 3 sisters. He attended Billings Central Catholic HS and later received a degree in Biology from the University of Portland. After college he moved to Bozeman and ran analytics in a research lab at Montana State University. He married his wife Madison in 2018 and they decided to move home to Billings. Mike accepted a job at Computers Unlimited where he excelled at customer service and enjoyed assisting and interacting with the company's industrial and medical customers. Mike has always been passionate about the growth of the Billings community and was a long-time member of the Big Brothers Big Sisters of America. In 2018 he received the "Big of the Year" award for his impact as a mentor. He attends church regularly with his family and participates frequently with the young adults group there. Mike loves reading, hiking, skiing, and golfing. His three young children keep him busy when he's not working, and he loves spending time outdoors with his family in all the beautiful seasons that Montana has to offer.

In 2020, Mike ventured into real estate investment, growing his portfolio from one to twelve doors in the first year. Mike specializes in helping clients buy and sell investment grade properties. He has a passion for diving into the intricate details and numbers of each transaction to guarantee his clients achieve exceptional returns. In addition to his expertise in investment properties, Mike specializes in retail and land development. He works with a diverse range of clients, from local businesses to regional and national companies relocating to Montana. Some notable clients that have trusted Mike with their real estate needs include McDonald's, Tractor Supply Co, Dollar General, Borealis Fuels & Logistics, Ziplly Fiber, Montana Federal Defenders, and Billings Family Eyecare.

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