

SALE / LEASE

430 & 434 GRAND AVENUE

Billings, MT 59101



SALE PRICE \$375,000
LEASE RATE \$3,500/mo

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OFFERING SUMMARY

Building Size:	1,448 SF
Lot Size:	12,250 SF
Price / SF:	\$258.98
Year Built:	1943
Zoning:	Neighborhood Mixed Use

PROPERTY OVERVIEW

- Retail Drive Through Kiosk + Commercial Building
- Kiosk Includes HVAC, Plumbing, Electrical, Sink & Hot Water Heater
- Commercial Building Includes 2 Offices, Bathroom, Kitchen Area & Storage
- Commercial Building Could Also Be Converted to 2 Bedroom House
- Located Across from Senior High School
- High Traffic Counts on Busy Grand Ave
- Pylon Sign

LOCATION OVERVIEW

430 & 434 Grand Ave presents a prime drive through opportunity to any restaurant or retailer that would benefit from being on busy Grand Ave across from Senior High School. This commercial building was previously the home of Pop Stop — a drive through kiosk serving soda, coffee, specialty drinks, boba tea, quick bites, paninis, and sandwiches. Located across from Senior High School & Daylis Stadium, this location presents a unique opportunity for any businesses looking to provide their food & drink to endless high school students at lunchtime or for sporting events. Daylis Stadium is currently under construction and set to be the premier outdoor sporting facility in the state of Montana hosting a plethora of events. If you are looking for a location with a captive audience/customer and pounding traffic, this could be the perfect location for you!

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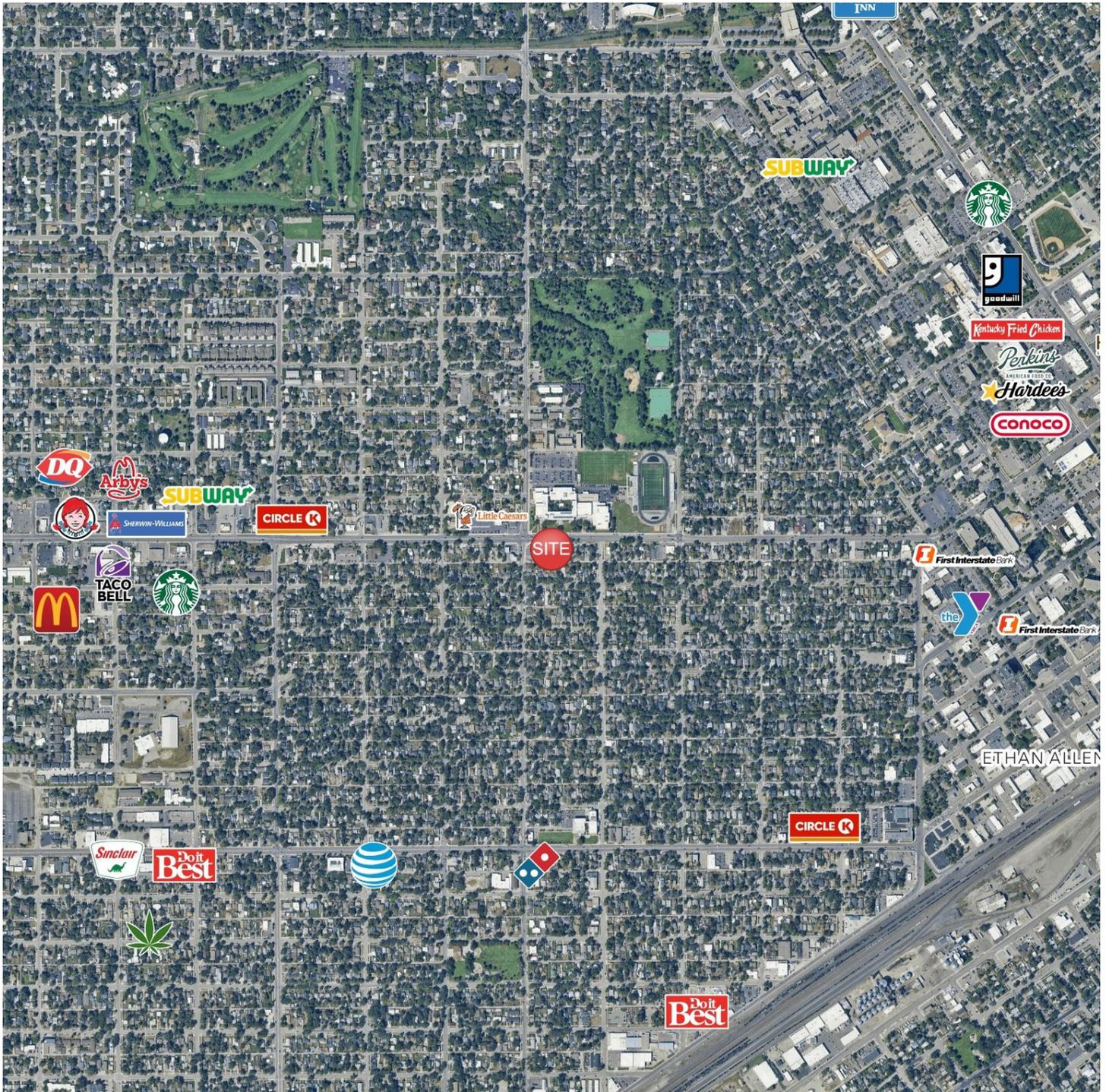


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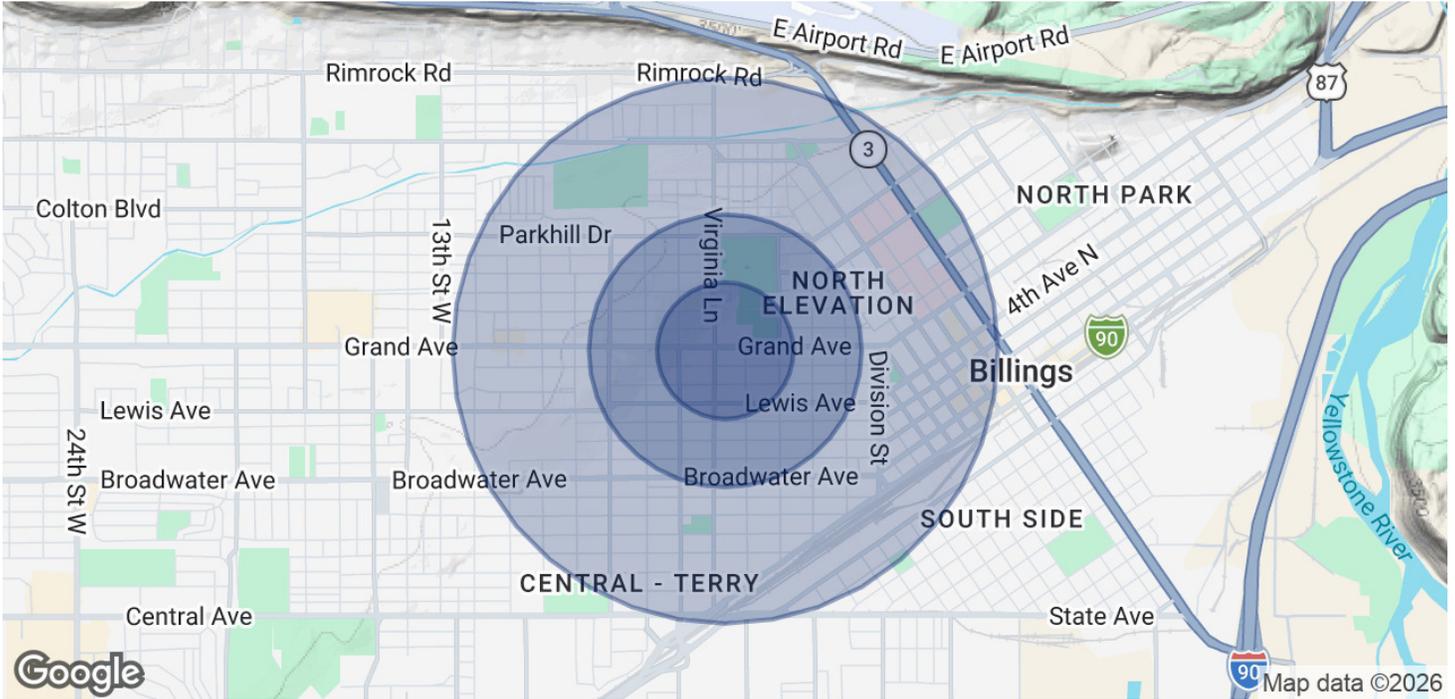


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	953	4,095	14,972
Average Age	42.8	44.5	37.6
Average Age (Male)	41.5	42.5	37.3
Average Age (Female)	40.3	42	37.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	510	2,117	6,890
# of Persons per HH	1.9	1.9	2.2
Average HH Income	\$76,289	\$76,614	\$76,645
Average House Value	\$271,615	\$277,966	\$281,569

2023 American Community Survey (ACS)

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