

SALE

645 GRAND AVENUE

645 Grand Avenue Billings, MT 59101



SALE PRICE \$750,000
BUILDING SIZE: 7,195 SF
LOT SIZE: 13,559 SF

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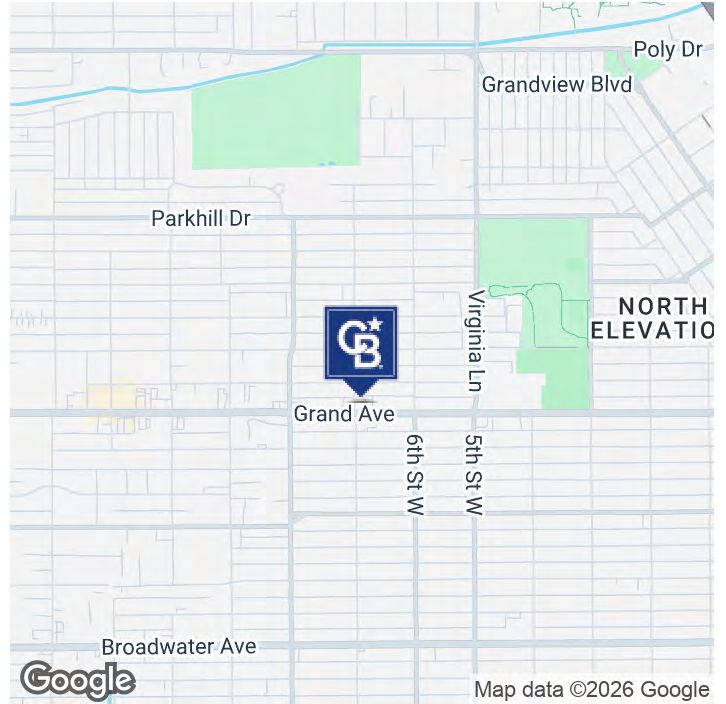


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Sale Price

\$750,000

OFFERING SUMMARY

Building Size:	7,195 SF
Lot SF:	13,559 SF
Price / SF:	\$104.24

PROPERTY HIGHLIGHTS

- 6,620 SF of Commercial Space | Lower level (2,480 SF), main level (3,210 SF), plus a 930 SF second-level loft apartment
- 13,500 SF Corner Lot | Highly visible location at 7th St West and Grand Avenue at the peak of Grand Hill
- Grand Avenue Frontage | Strong daily traffic counts with exterior LED signage updated in 2024
- Prime Location | Within 1 mile of downtown and Billings' medical corridor — walking distance to Senior High School and Pioneer Park
- 19 Private Parking Spaces | Plus additional street parking available
- Recently Updated | Fresh paint, new lighting, and updated flooring throughout
- Major Capital Items Addressed | Roof and skylights replaced 2020, hot water tank replaced 2025, HVAC well-maintained and in good condition
- Landscaping | Underground sprinkler system with established landscaping
- Security | Vivint security system and LED security lighting
- Seller Financing Available | Willing to consider seller financing for qualified buyers

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PROPERTY DESCRIPTION

For Sale | Value-Add Investment Opportunity

A well-positioned opportunity at the peak of Grand Hill along one of Billings' most traveled corridors. Located on the corner of 7th Street West and Grand Avenue, 645 Grand Avenue offers investors and owner-users a versatile multi-level commercial building with immediate upside.

LOCATION DESCRIPTION

645 Grand Avenue occupies a hard corner on Billings' primary east-west corridor, offering direct access to downtown, the medical corridor, and the surrounding commercial district. The building has been carefully maintained and the major capital items are already behind you — roof, skylights, hot water tank, HVAC, updated signage, and refreshed interiors — so a new owner can focus on what matters most: maximizing occupancy and growing the asset. The second-level loft apartment rounds out the property with a built-in additional income stream from day one.

For the investor, 645 Grand Avenue presents a clear and compelling value-add play. The property offers multiple income streams across its commercial spaces and residential loft, with meaningful upside available through lease-up of vacant space or market-rate rent adjustments. The heavy lifting on capital expenditures has already been done, which compresses risk and accelerates the path to stabilized returns. Combined with a high-visibility Grand Avenue address, strong surrounding demand drivers — downtown, the medical corridor, Senior High School, and Pioneer Park — and seller financing available to qualified buyers, this is a great opportunity to acquire a well-maintained, income-producing asset with a clear growth story in one of Billings' most active commercial corridors.

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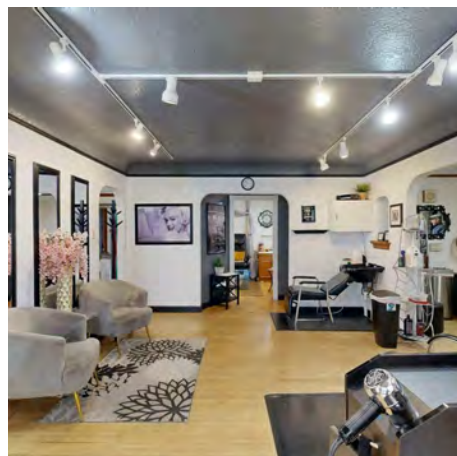
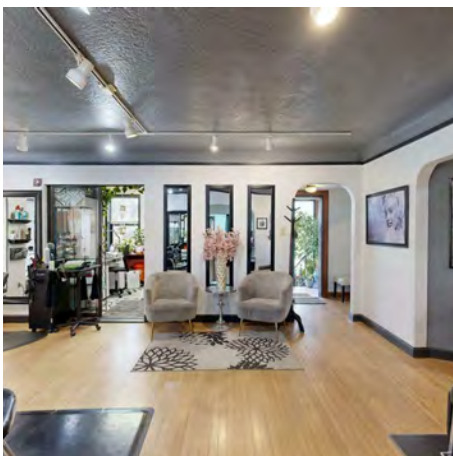
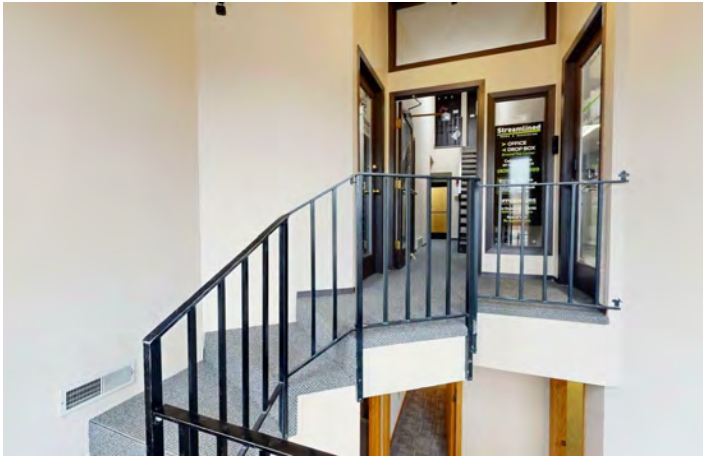
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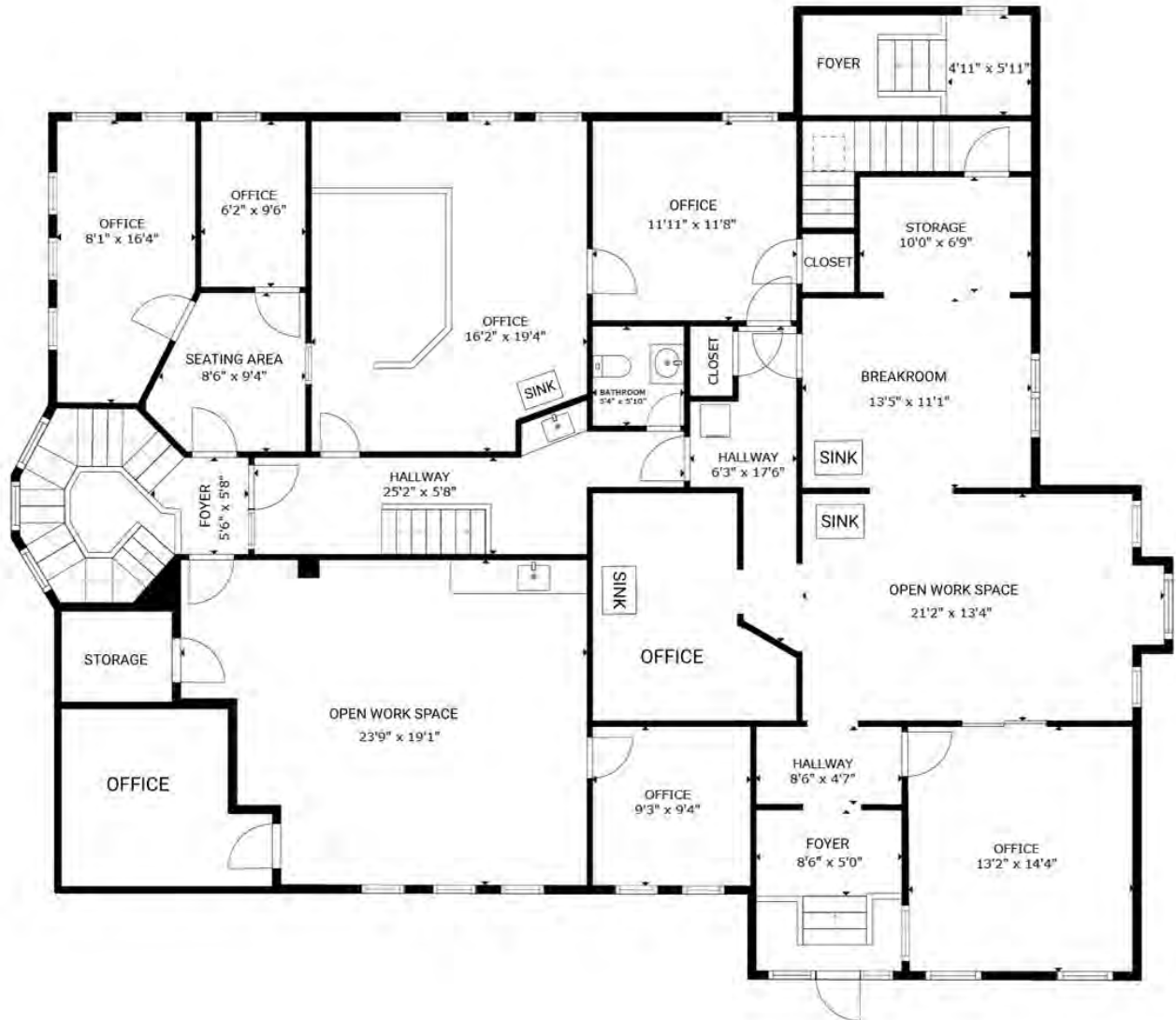


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MAIN FLOOR

645 GRAND AVENUE
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BASEMENT

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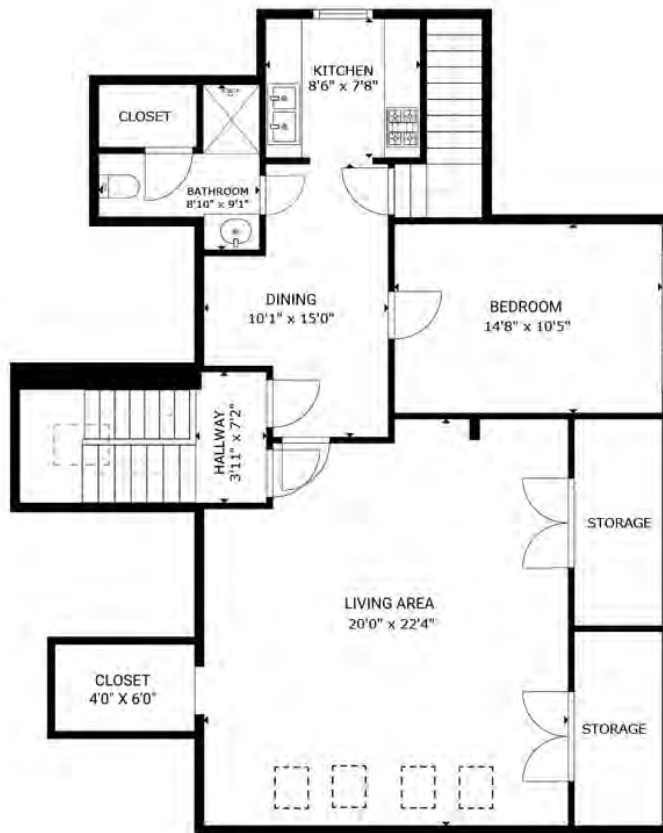
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LOFT APT

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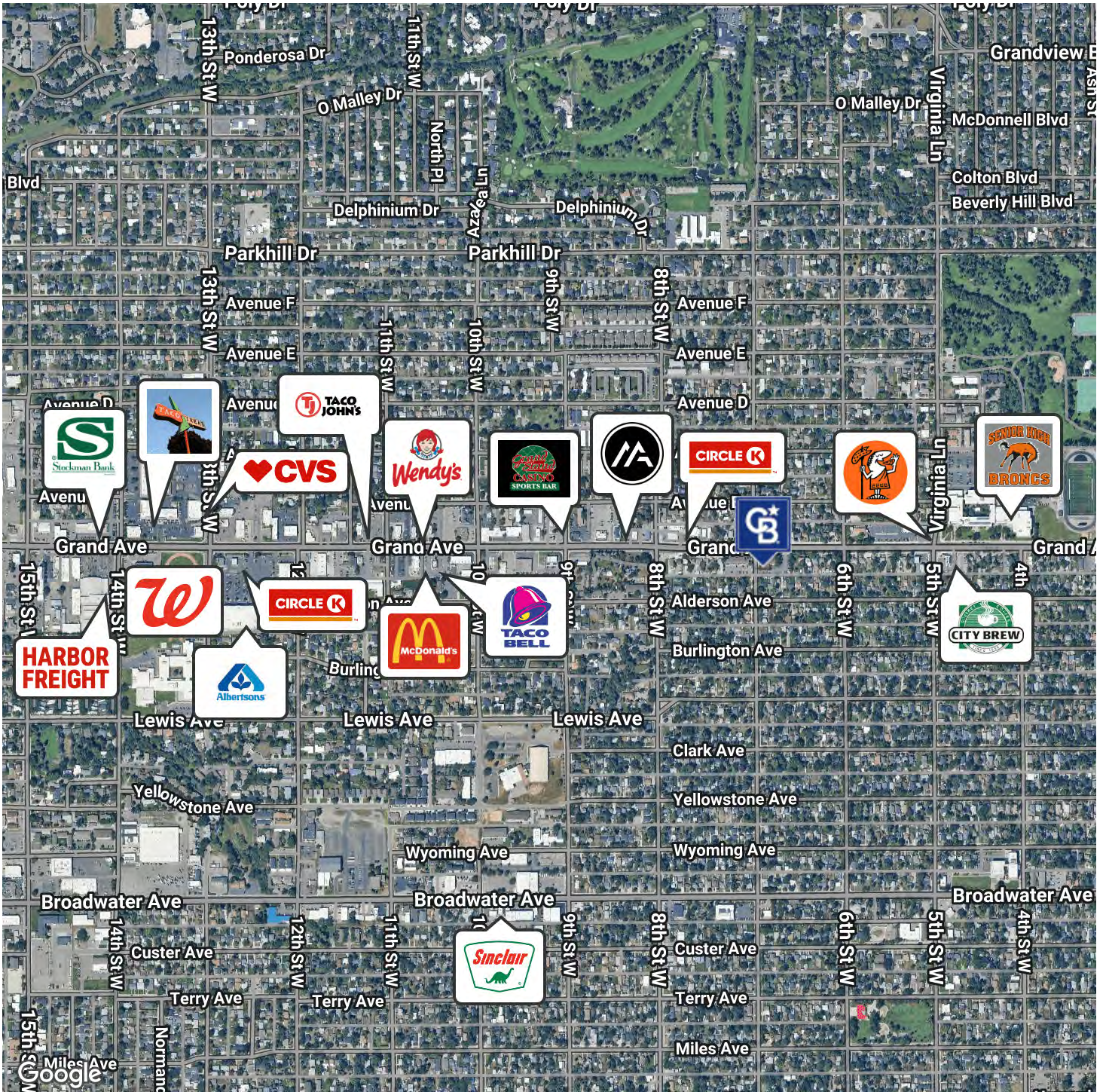


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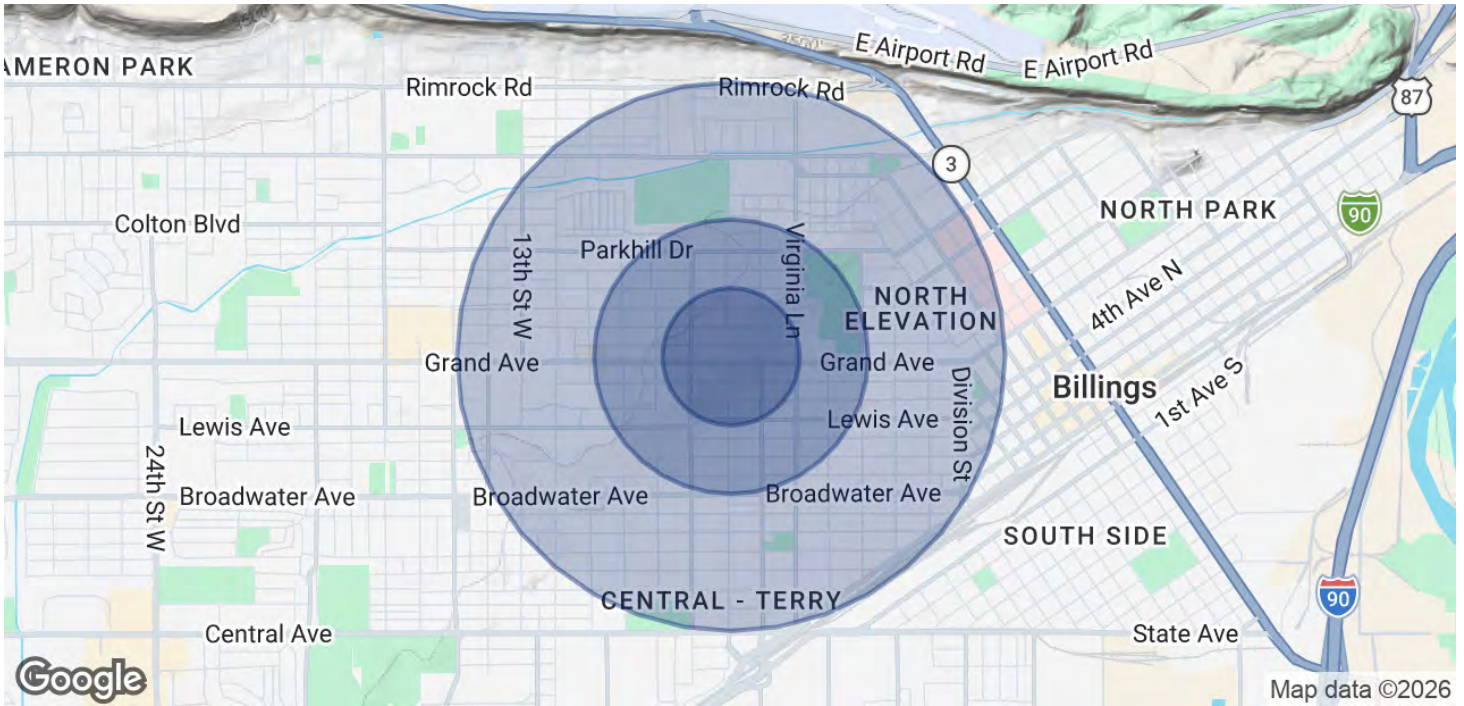


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	1,085	4,352	14,963
Average Age	46.3	46.9	38.2
Average Age (Male)	42.8	44	38.4
Average Age (Female)	41.8	43.8	38.3

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	550	2,175	6,837
# of Persons per HH	2	2	2.2
Average HH Income	\$89,327	\$83,276	\$83,316
Average House Value	\$292,921	\$291,145	\$293,132

2023 American Community Survey (ACS)

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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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