

Investment Property

2016 Grand Avenue Billings, MT 59102



NAIBusiness Properties

Office | 14,204 SF

- Two Level Office Building
- Elevator
- 60 Parking Spaces
- Fiber Optic data line to building
- ADA compliant
- Approx \$115K NOI
- 7.69% Cap Rate

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



Brian McDonald

+1 406 294 6303

bmcDonald@naibusinessproperties.com

OFFERING SUMMARY

SALE PRICE	\$1,200,000
LOT SIZE	47,698 SF
BUILDING SIZE	14,204 SF

DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	11,231	\$57,873
3 MILES	66,552	\$59,460
5 MILES	103,504	\$57,565

* Figures shown represent estimates

NAIBusiness Properties